

6-1



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**DATE:** SEPTEMBER 22, 2005

**TO:** PLANNING COMMISSION

**FROM:** MARTHA NEDER, AICP, PLANNER

**SUBJECT:** THIRD TIME EXTENSION FOR C.B.O., INC MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT (D990152P)

**ATTACHMENTS:**

1. Exhibit A - Findings
2. Graphics
3. Final Findings and Conditions
4. January 9, 2001 Staff Report Package
5. November 7, 2000 Staff Report Package
6. Correspondence

## SUMMARY

The applicant is requesting a third time extension of Minor Use Permit/Coastal Development Permit (D990152P); a request to allow the remodeling of an existing commercial building (at 2150 Center Street) and demolition of an existing building and construction of a 4,697 square foot commercial building (at 2164 Center Street). The project is within the Commercial Retail Land Use Category and located at 2150 and 2164 Center Street, in East Village, in the community of Cambria.

## RECOMMENDATION

Approve the third time extension to be good until September 22, 2006 for this Minor Use Permit/Coastal Development Permit based on findings in Exhibit A that carry over the original findings and conditions outlined in the attached staff report.

## DISCUSSION

The Minor Use Permit/Coastal Development Permit (D990152P) was approved by the Board of Supervisor's on January 9, 2001. The local decision was appealed to the Coastal Commission by a neighbor. On August 7, 2001, by a vote of 9 to 0, the Coastal Commission found no substantial issue and the terms and conditions of the local decision remained unchanged. D990152P became effective on August 7, 2001 and remained in effect for two years. The first and second one-year time extensions were authorized by the Planning Director and extended the life of the permit to August 7, 2005. The applicant submitted the request for a third time extension on August 5, 2005.

2005. Planning Commission approval is required for this third and final one-year time extension (pursuant to the Coastal Zone Land Use Ordinance Section 23.02.050). If substantial site work has not occurred by the end of the third extension, the use permit will become void.

Coastal Zone Land Use Ordinance (CZLUO) Section 23.02.050 specifies that the Planning Commission may grant a third one-year time extension if the following three findings can be made:

1. That substantial site work could not be completed as set forth in CZLUO Section 23.02.042 because of the circumstances beyond the control of the applicant.

The applicant has stated that the project has not yet started due to circumstances beyond their control. Condition of approval 16 requires a covenant and agreement restricting the use of three parcels as a single site. The three parcels are APN 013-262-001, 2150 Center Street; 013-262-002, 2164 Center Street; and 013-261-014, 4033 West Street. The parcel at 4033 West Street under same ownership as the other parcels and where the parking is located. This time intensive process, coupled with the applicants needs to be out of the country for extended periods of time, have prevented the completion of substantial site work. The County has been working with the applicant's legal counsel on appropriate language for this agreement. This issue has been resolved and the covenant and agreement is ready to be recorded.

*Staff has determined that this finding can be made based on the information provided by the applicant.*

2. That the original findings justifying the first two time extensions can still be made:
  - a. There have been no changes to provisions of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance applicable to the project since the approval of the land use permit.
  - b. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance apply to the project.
  - c. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools such that there is no longer sufficient remaining capacity to serve the project.

Since approval of D990152P, the Cambria Design Plan was adopted as part of the County's General Plan. The project is consistent with the Cambria Design Plan adopted May 9, 2002.

The January 9, 2001 Staff Report mistakenly states that development standards in Cambria Design Plan "would require ground floor uses to be retail only" (see

page C-5 4). The Cambria Design Plan requires ground floor *frontages* to be retail or other visitor-serving uses. Consistent with this requirement, all ground floor frontages are designated as retail.

*Staff has determined that these findings can be made at this time.*

3. That the original findings used to justify the initial approval of this permit can still be made pursuant to Coastal Zone Land Use Ordinance Sections 23.02.033c and 23.02.034c(4).

*Staff has determined that these original permit findings can still be made. These findings are outlined in Attachment 3 - Final Findings and Conditions.*

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**Exhibit A**  
**(D990152P) - Findings for Third Time Extension**

- A. Substantial site work has not yet occurred.
- B. Substantial site work could not be completed as set forth in section 23.02.042 of the County Code because of circumstances beyond the control of the applicant.
- C. There have been no changes to the provisions of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance applicable to the project since the approval of the land use permit.
- D. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance apply to the project.
- E. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools such that there is no longer sufficient remaining capacity to serve the project.
- F. The original findings for approval of the Minor Use Permit/Coastal Development Permit **(D990152P)** can still be made and the original conditions of approval are still adequate to ensure the project's consistency with the General Plan and applicable zoning and building ordinances.



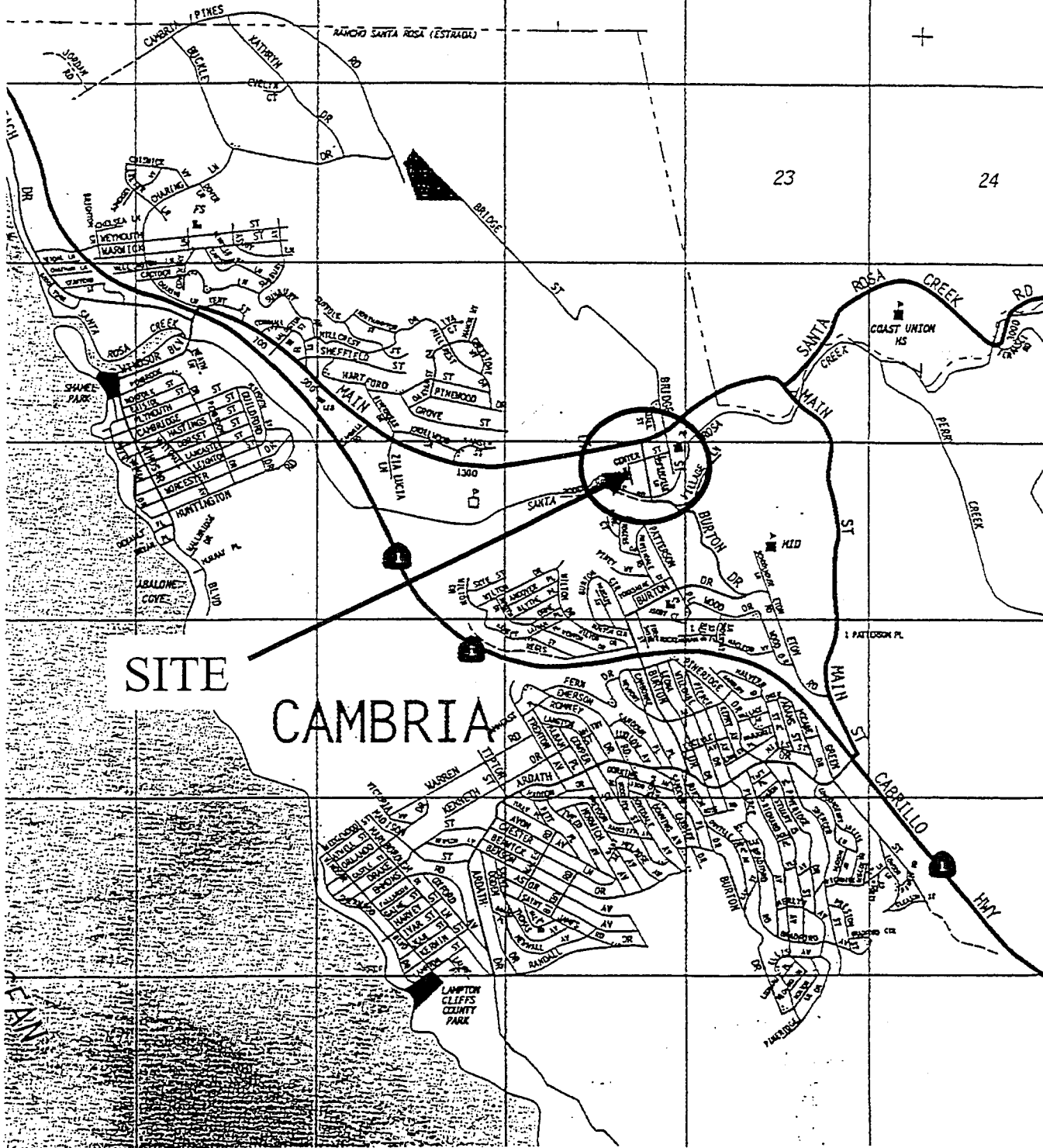
6-5

# *Attachment 2*

## *Graphics*

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



SITE

CAMBRIA

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)

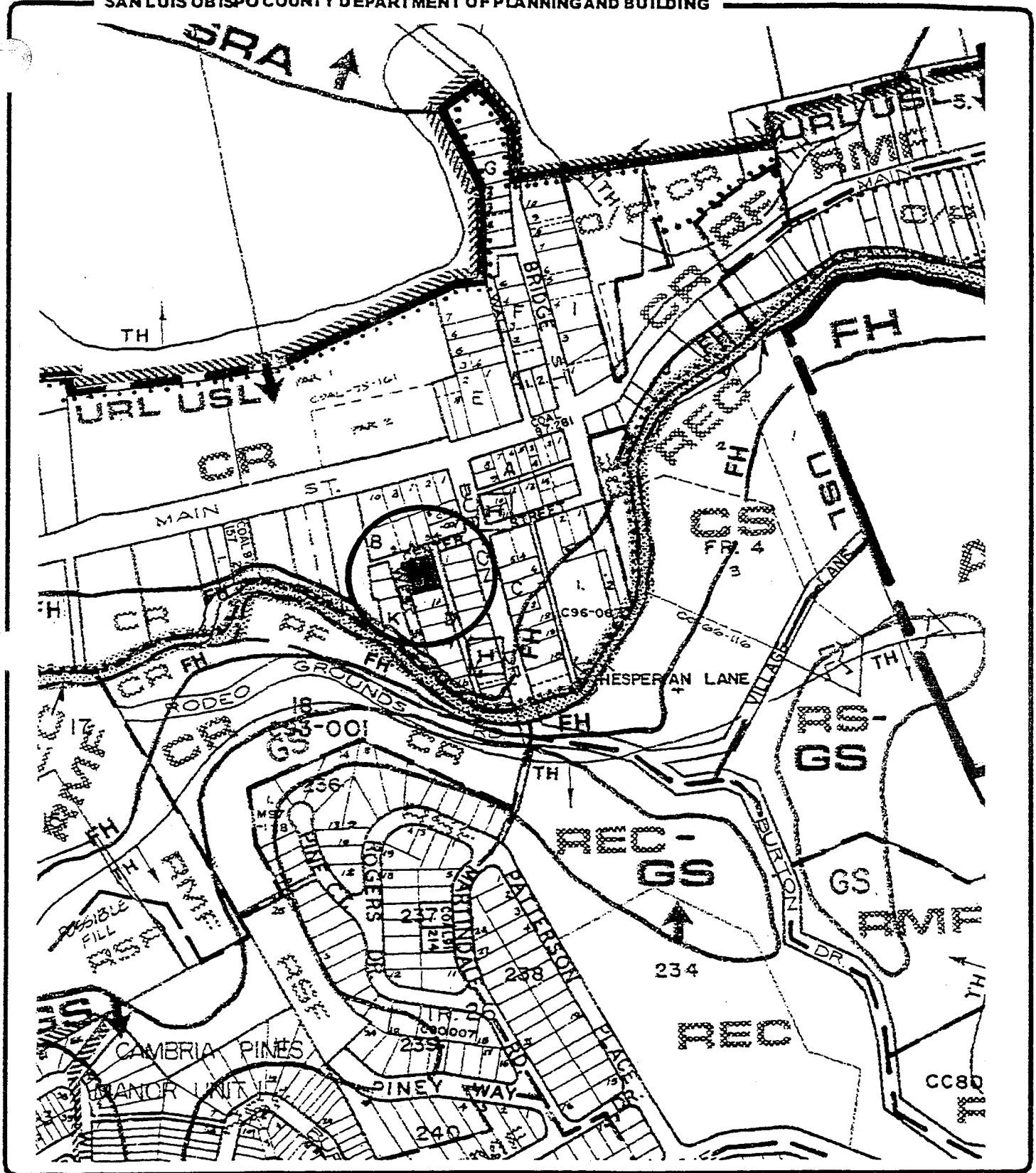


EXHIBIT

Vicinity Map

6-7

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



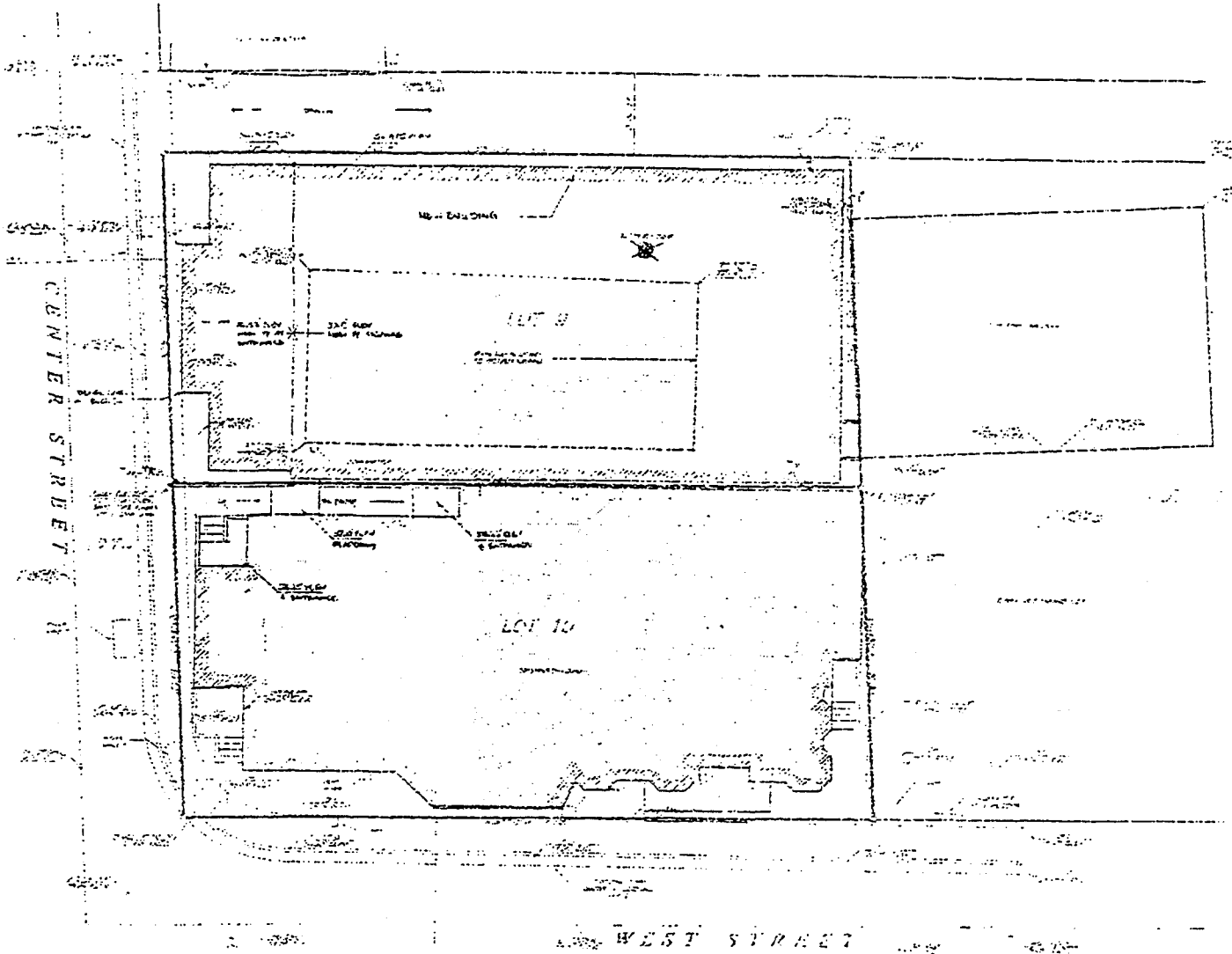
EXHIBIT

Land Use Category Map

*CP 35*

6-8

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



EXHIBIT

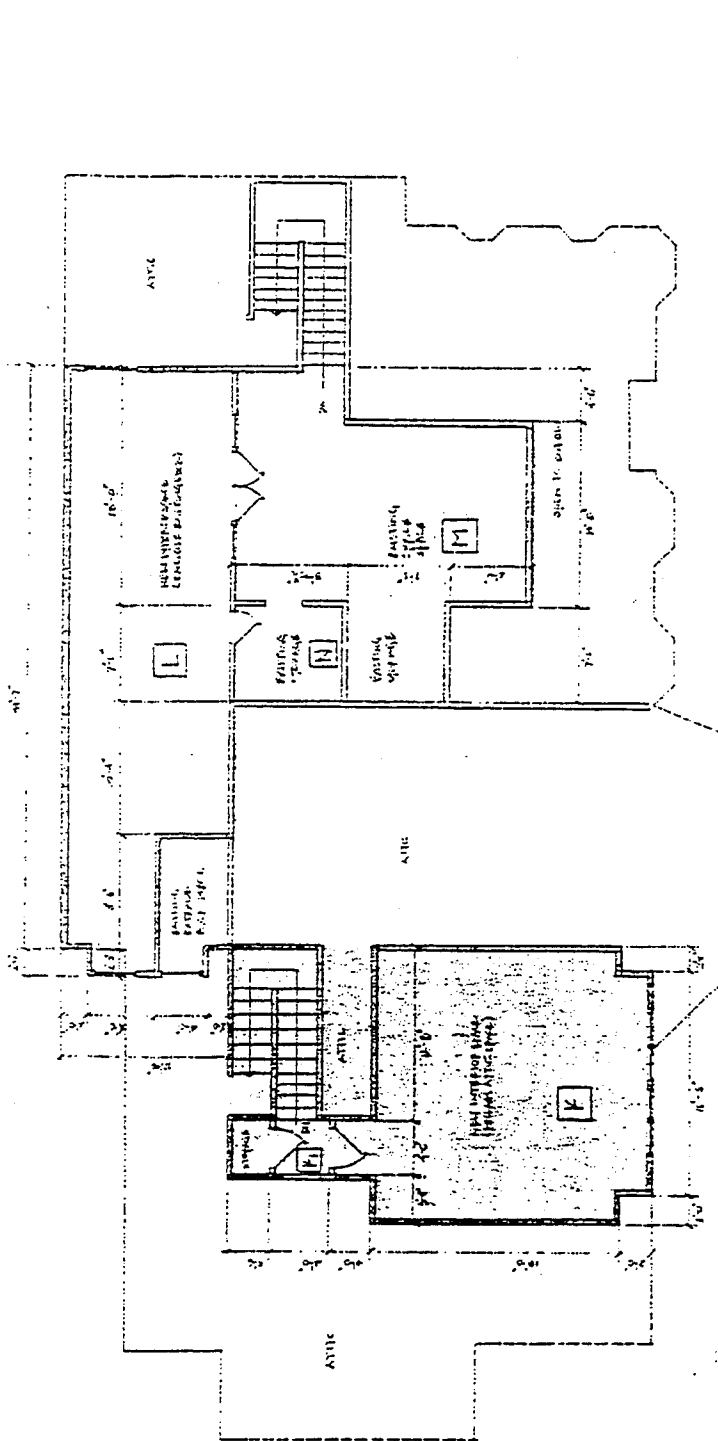
Site Plan

5  
36



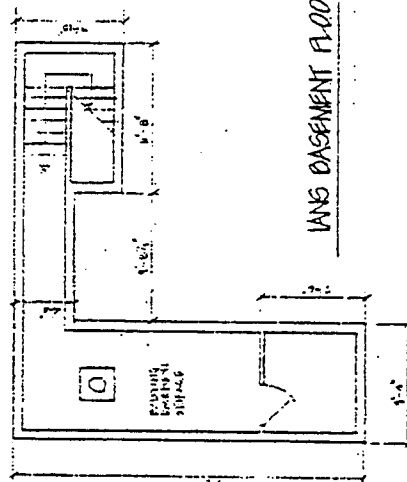
6-10

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



KEY:  
 --- EXISTING WALL TO BE REMOVED  
 --- EXISTING WALL TO REMAIN  
 --- NEW WALL TO BE ADDED

2ND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

- area deleted from proposal
- general merchandise sales area
- general merchandise storage/other area
- commercial kitchen active prep. area
- commercial kitchen walk-in storage area
- mail order & vending use area

PROJECT

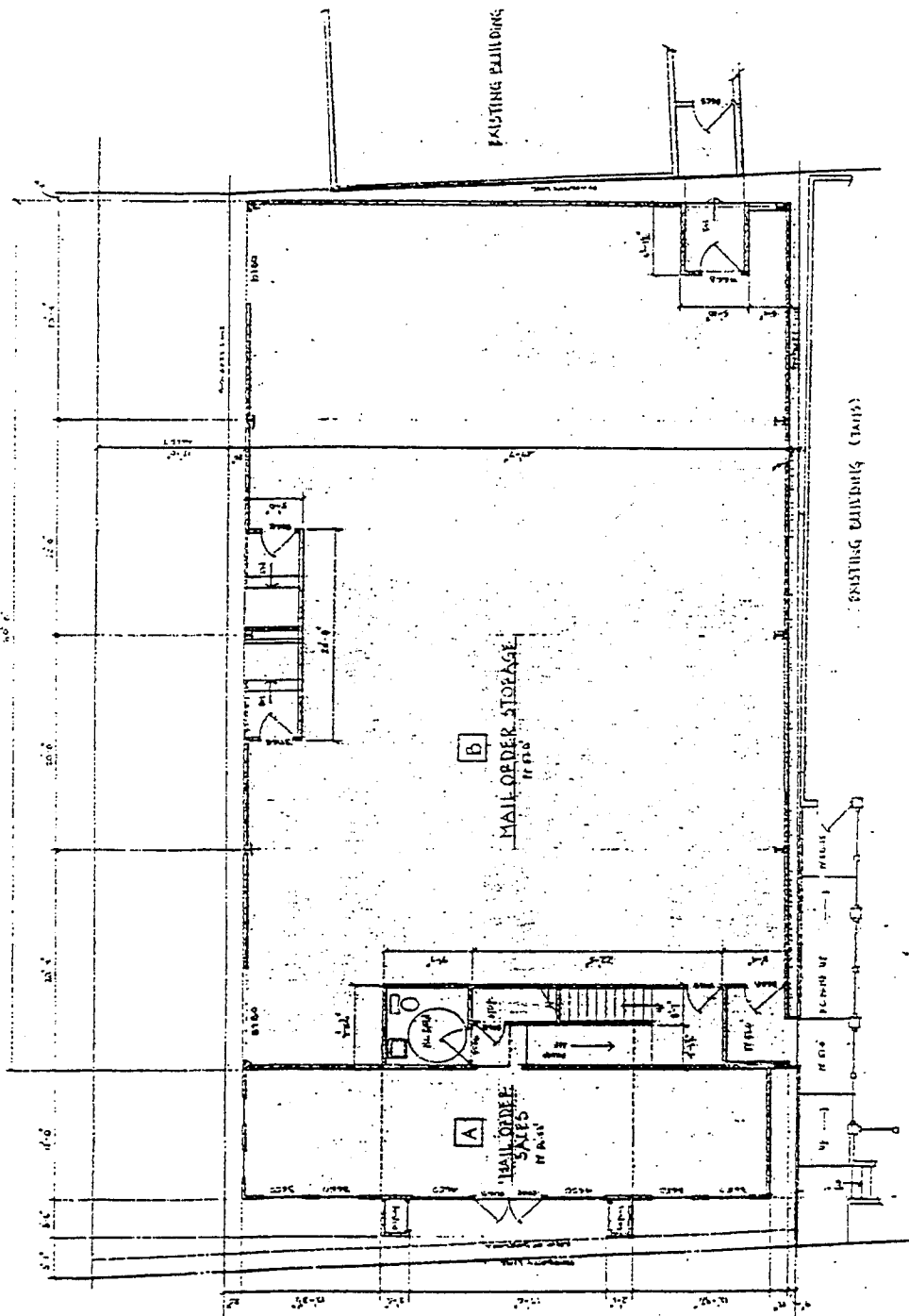
Board of Supervisors  
 C.B.O., Inc (D990152P)



EXHIBIT

Second Floor Plan - 2150 Center St

6-11



C.B.O. 1ST FLOOR PLAN

- area deleted from proposal
- general merchandise sales area
- general merchandise storage/other area
- commercial kitchen active prep. area
- commercial kitchen walkin storage area
- mail order & vending use area

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



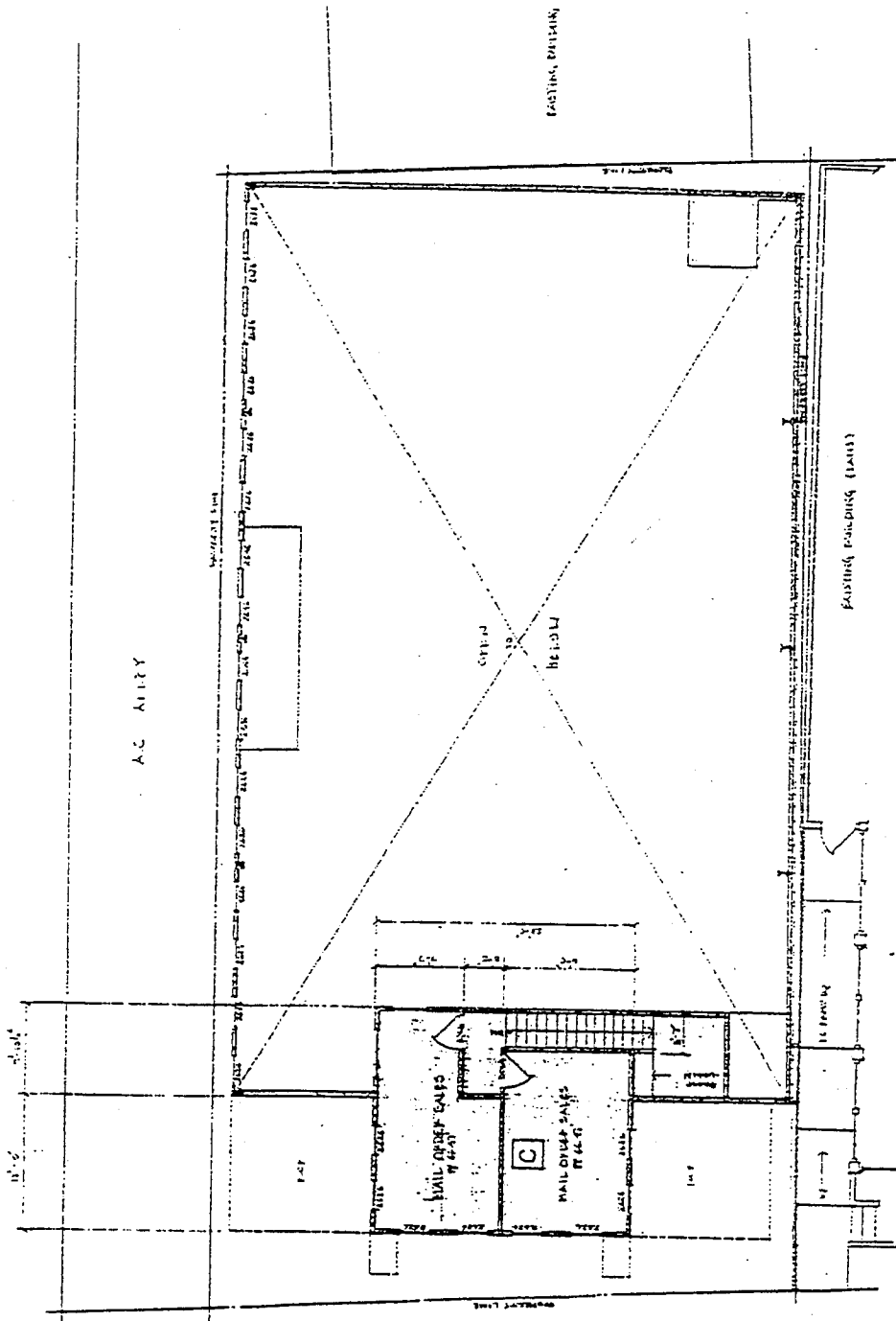
EXHIBIT

First Floor Plan - 2164 Center St

6-11

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



C.B.O. 2ND FLOOR PLAN

- area deleted from proposal
- general merchandise sales area
- general merchandise storage/other area
- commercial kitchen active prep. area
- commercial kitchen walk-in storage area
- mail order & vending use area

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



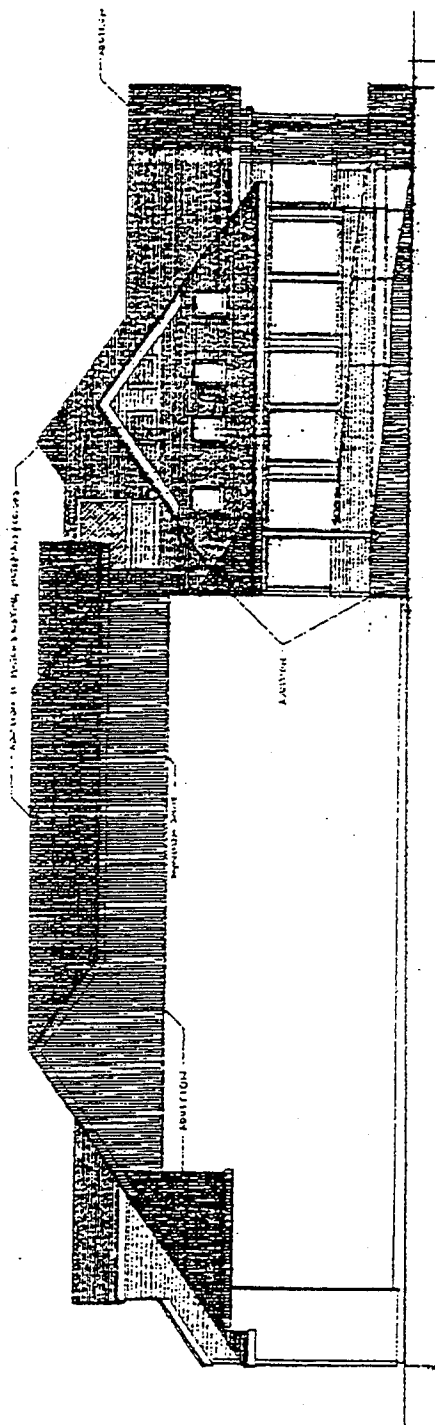
EXHIBIT

Second Floor Plan - 2164 Center St



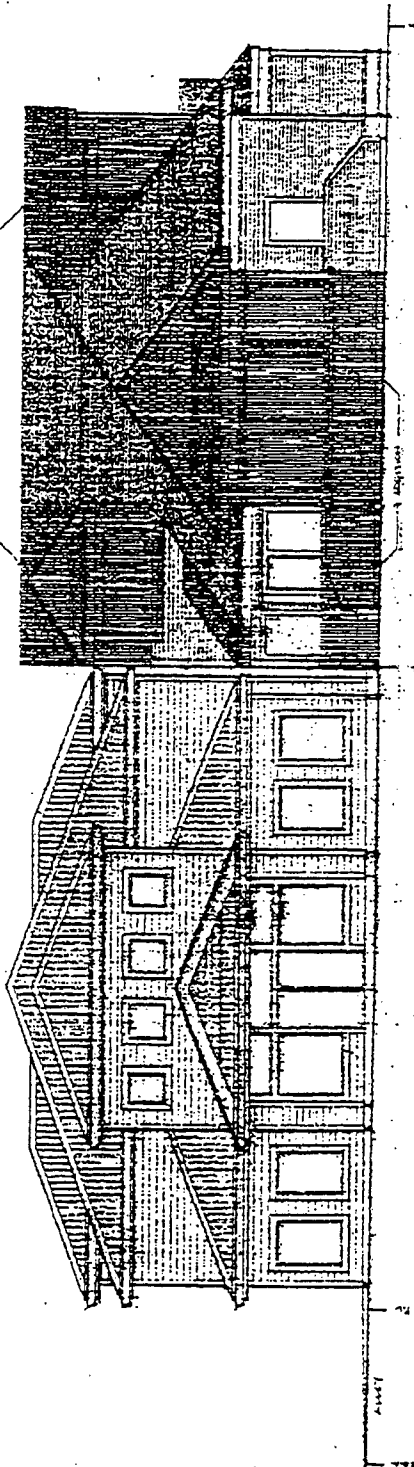
6-13

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



EAST ELEVATION

ADDITION TO EXISTING BUILDING



NORTH ELEVATION

NORTH ELEVATION

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



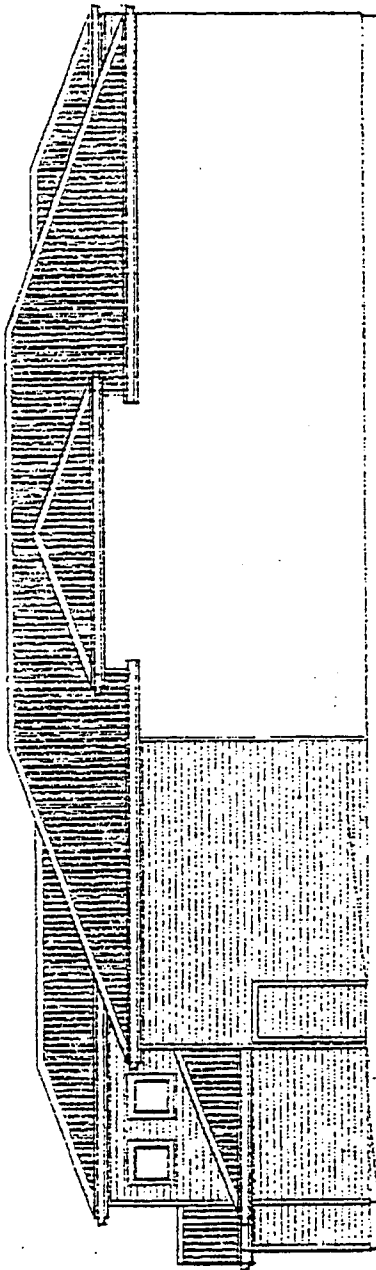
EXHIBIT

Elevations

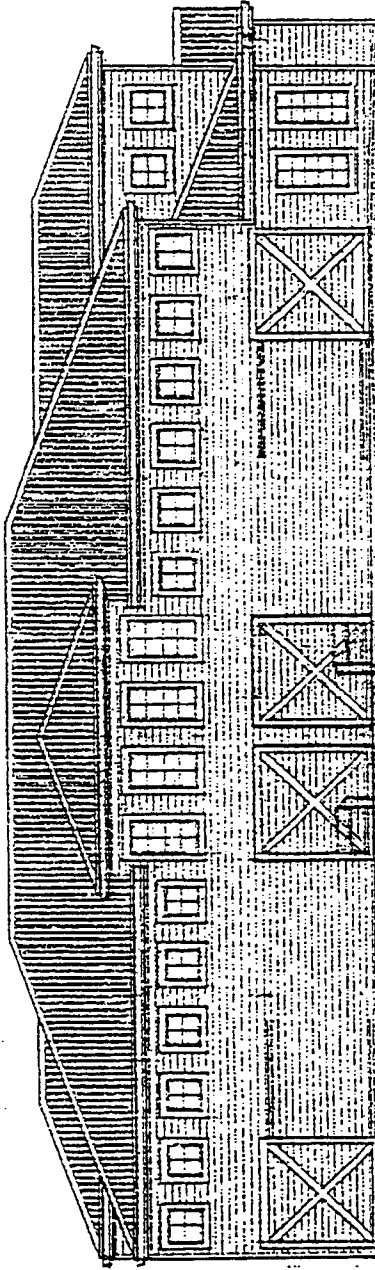
C-5  
41

6-14

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



C.B.O. WEST ELEVATION  
Scale: 1/8"



C.B.O. EAST ELEVATION  
Scale: 1/8"

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



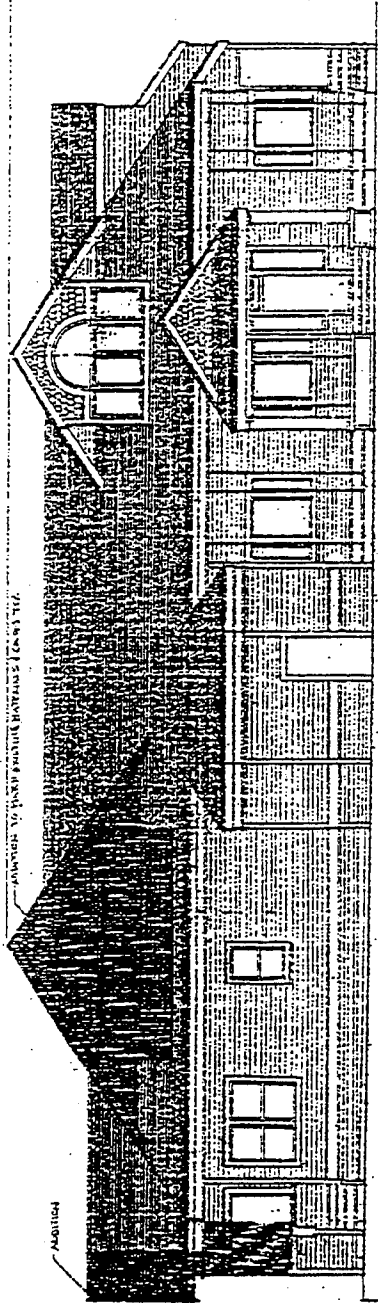
EXHIBIT

Elevations

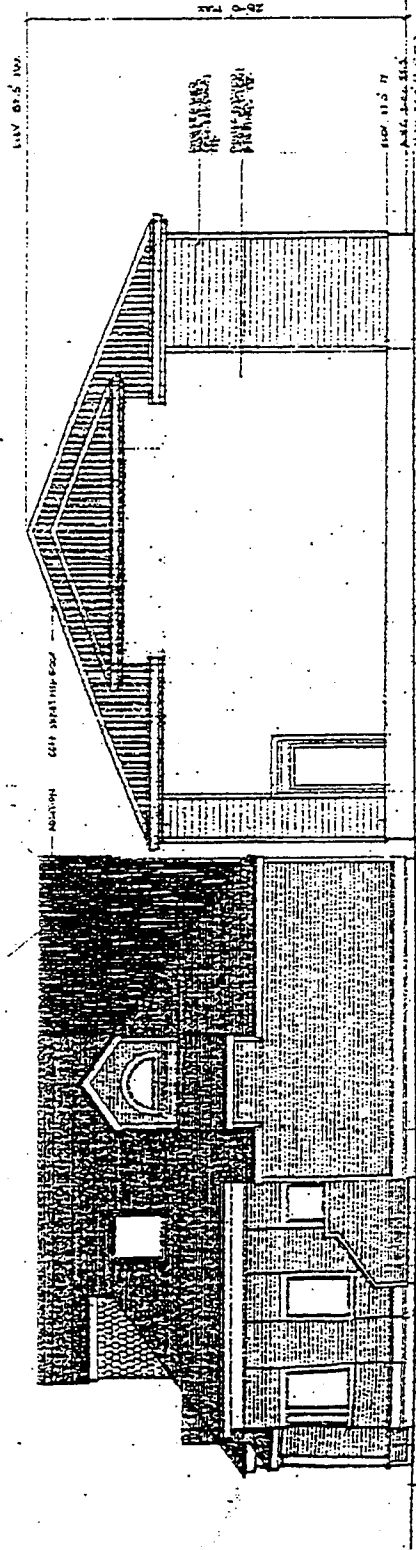
6-15

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

TOP OF ROOF LINE  
850.0  
850.0  
850.0



WING WEST ELEVATION  
C.B.O. ADDITION TO EXISTING BUILDING  
SCALE 1/8" = 1'-0"



WING SOUTH ELEVATION  
C.B.O. ADDITION TO EXISTING BUILDING  
SCALE 1/8" = 1'-0"

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



EXHIBIT

Elevations

0-5  
43

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# *Attachment 3*

## *Final Findings and Conditions*

**EXHIBIT A**  
**Findings - D990152P**

- A. The applicant is requesting approval to remodel an existing 5,546 square foot commercial building (at 2150 Center Street) and demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street).

The purpose of these buildings is to improve the operation of a mixed retail and mail order commercial business. C.B.O., Inc sells bicycles and bicycle parts and accessories from this store in Cambria as well as three other stores in California. The applicant's testimony states that the existing facility is small and cramped, limiting business operations and forcing employees to work outside. In particular, the retail aspect of the operation is constrained due to lack of proper customer walk-in area. The project is to expand and improve the retail aspect of the business.

The two subject properties, each in size of 5,000 square feet, are located at 2150 and 2164 Center Street. They are bounded by Center Street to the north, an alley to the east, additional property leased by the applicant to the south, and West Street to the west. The site is located about 100 feet west of Burton Drive, Cambria's main commercial drive.

The building proposed for remodel, at 2150 Center Street, is a potentially historic structure. However, no changes will be made to the exterior of the building other than minor cosmetic changes to remove segments of the structure added for restaurant use.

The structure proposed for demolition is approximately 1,400 square feet in size. It was built in 1931 and has been remodeled extensively. Due to these changes, the structure would not qualify as "Historic" based on the criteria in CEQA. The applicant proposes to replace this structure with a 4,697 square foot building. The new building has been designed to reflect the architectural style of the building at 2150 Center Street, an early 20<sup>th</sup> century structure.

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because:

1. The subject parcels are designated Commercial Retail (CR) with Central Business District (CBD) and Visitor Serving Area (VSA) combining designations in the County's General Plan. The proposed uses, General Merchandise Stores and Mail Order and Vending, are both identified as a 'P' use in Table 'O' (Part I of the Land Use Element) for the CR zone. A 'P' use is a principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent uses.

The Coastal Zone Framework for Planning outlines the purpose and character of the CBD and VSA designations.

In general, the purpose of CBDs is "...to provide centralized locations for businesses offering a wide range of commodities and services scaled to meet community general shopping needs and to encourage pedestrian circulation." The character is defined as "...areas for retail businesses and services that supply a full range of community commercial needs and that are economically and physically compatible."

The purpose of VSAs is "...to allow for commercial and compatible accessory uses related to resort or recreational activities." The character is defined as "...areas that serve transient and tourist needs incidental to traveling."

The proposed new building has been designed for street pedestrian shopping by incorporating display windows on all sides of the building that front Center Street and West Street. Additionally, the building has multiple windows on the second floor and loading doors that are designed to reflect the character of Cambria's East Village.

Testimony at the August 4, 2000 Minor Use Permit hearing indicates that customers of C.B.O., Inc. travel to Cambria specifically to view the products at C.B.O., Inc. rather than use the mail order service, and while visiting also patronize other businesses in Cambria.

There are no explicit standards for the amount of retail vs. mail order square footage in CBD and VSA designations. Considering the square footage of Mail Order vs square footage of General Merchandise for the proposed buildings, the applicant met staff's recommendation that 50% of the square footage be dedicated to General Merchandise. Of the total floor area of the proposed buildings, 46% is General Merchandise, 46% is Mail Order, and 8% is Commercial Kitchen. Condition 2 requires at least 46% of the total floor area remain General Merchandise and Condition 3 limits any changes to the interior of these structures to act to increase the square footage of General Merchandise.

2. The proposed project site is located in the North Coast Planning Area. This Plan (Part II of the Land Use Element) contains development standards for uses proposed within the planning area. The proposed project is subject to the following development standards of the plan.
  - a. **COMMERCIAL RETAIL: East and West Village. 2. Application Content and Design Criteria.** This standard requires the project design siting and scale elements to be consistent with early 20<sup>th</sup> century structures of the area. It also requires parking to be located behind structures or landscaped when visible, signs to be of wood or wood-appearing materials, and setbacks to reflect setbacks of structures within the block.

Detailed elevations have been submitted which demonstrate that no changes will be made to the exterior of the building at 2150 Center Street (an early 20<sup>th</sup> century structure) other than minor changes to remove segments of the structure that were added for restaurant use. Therefore, the remodeling will respect the original character of the structure. Also, elevations have been submitted showing that the building proposed at 2164 Center Street is designed of similar architectural style to that of the building at 2150 Center Street. The proposed building at 2164 Center Street has setbacks that reflect the setbacks of structures within the block and is the same height as the building at 2150 Center Street.

Parking for the existing and proposed development is an existing parking area located behind existing structures. The existing lot meets the planning area standard requirements.

Condition 11 requires the sign plan to be in conformance with Table 1 and Section 23.04.310 of the CZLUO and that signs use wood or wood-appearing materials.

- b. **COMMERCIAL RETAIL: East Village. 1. Limitations on Use.** All uses normally allowed in the Commercial Retail category by Coastal Table O are allowed except: Auto and mobilehome dealers; transmission and receiving facilities; storage yards and sales lots; and all uses within the manufacturing and processing use group.

The proposed uses, General Merchandise Stores and Mail Order Sales, are principally permitted uses in the Commercial Retail category by Coastal Table O and are not limited by this standard.

- C. The proposed project or use satisfies all applicable provisions of Title 23 (Coastal Zone Land Use Ordinance) because:

- 1. **23.04.166 - Required Number of Spaces:** CZLUO Section 23.04.166 details the number of parking spaces required per use. Parking requirements per use in the proposed project are as follows: General Merchandise Stores - 1 space per 300 square feet of sales area, 1 space per 600 square feet of storage area; Mail Order & Vending - 1 space per 1,000 square feet of use area; kitchen - 1 space per 100 square feet of kitchen (kitchen includes all active food preparation areas, but not walk-in storage areas).

Table 1 details the required number of spaces per proposed use.

Table 1: Parking Requirement Detail

Use	Square Footage	Parking Spaces Required/Square Foot	Required # of Parking Spaces
Mail Order (MO)	4544.41	1000	4.54
General Merchandise (GM)			
Sales Area	3958.36	300	13.19
Storage/ Other	519.09	600	0.87
Total GM	4477.45		14.06
Commercial Kitchen			
Active Prep Area	535.17	100	5.35
Storage Area	236.92	0	0
Total Kitchen	772.09		5.35
<b>Total for Project</b>	<b>9793.95</b>		<b>23.95</b>

25 parking spaces for 2150 and 2164 Center Street are to be provided on a site on the west side of West Street (APN# 013-262-014) in the same ownership of the proposed use.

2. **23.04.170 - Off-Site Parking:** CZLUO Section 23.04.170 allows an adjustment to enable parking to be located off-site where it is not feasible to provide sufficient on-site parking. This adjustment requires that the most distant parking space is not more than 400 feet from the use, the parking lot site is in the same ownership as the principal use or is under a recorded lease with the use in a form approved by County Counsel, and the parking lot site is not located in a Residential land use category.

The proposed off-site parking lot is located on the west side of West Street and the most distant parking space is less than 400 feet from the use. The site is in the same ownership of the principal use and is in a Commercial Retail land use category.

3. **23.07.104 - Archaeologically Sensitive Areas:** CZLUO Section 23.07.104 provides that preliminary site survey is required before issuance of a land use or construction permit for development within an archaeologically sensitive area.



A Phase I archaeological reconnaissance was conducted by Clay Singer on December 28, 1999. No prehistoric or significant historic materials were observed during this survey.

The proposed project design and development, as conditioned, incorporates adequate measures to ensure protection of significant archeological resources because the applicant agrees to conduct a site survey after the demolition of the building at 2164 Center Street and to perform the mitigation measures described in the Developer's Statement if significant historic resources exist.

- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety and welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because:
1. The construction and remodel is subject to the requirements of the Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code) and all provisions of the Uniform Building Code.
  2. This project is subject to Title 19 and Uniform Building Code requirements designed to address health, safety and welfare concerns.
  3. Installation and operation of this facility does not generate activity that presents a potential threat to the surrounding property and buildings.
  4. The project and proposed parking and loading areas are required to have Cambria Fire Department review and approval.
  5. Delivery and loading/unloading activities will not block access to or obstruct any public right of way or the Center Street parking lot.
  6. Merchandise movement will not create excess noise because it is to be conducted by small, hydraulic hand trucks.
- E. The proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because:
1. No changes will be made to the exterior of the building at 2150 Center Street other than minor changes to remove segments of the structure that were added for restaurant use.
  2. The building proposed at 2164 Center Street is designed of similar architectural style to that of the building at 2150 Center Street. The maximum height of the new building is 28 feet from average natural grade. This is the same height as the building at 2150 Center Street. The setbacks of the new building reflect the setbacks of structures within the block of the site proposed for development. The proposed building has been designed with architectural elements such as display windows along the street frontages, multiple windows on the second floor, and 'barn door

type' loading doors to reflect the character of Cambria's East Village. Use of appropriate colors and treatment will reduce the appearance of a massive structure. Finally, the proposed uses are principally permitted in the Commercial Retail land use category.

- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because:
  - 1. The project is located on Center Street, a local road constructed to a level able to handle any additional traffic associated with the project. Also, as conditioned, the project promotes more efficient movement of traffic in the area because condition 11 requires a comprehensive sign plan that directs customers to the parking area on the west side of West Street and signs to inform truck drivers and customers that parking is prohibited at all times in the alley to the east side of 2164 Center Street.
- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act because the project is not adjacent to the coast and the project will not inhibit access to coastal waters and recreation areas.
- H. On the basis of the Initial Study and all comments received there is no substantial evidence that the project will have a significant effect on the environment.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL -D990152P**

**Approved Development**

1. This approval authorizes the following:
  - a. demolition of an existing building and construction of a 4,697 square foot commercial building at 2164 Center Street
  - b. remodeling of an existing commercial building at 2150 Center Street
2. At least 46% of the total floor area of the buildings at 2150 and 2164 Center Street shall be of retail commercial nature and characterized as a General Merchandise Stores Use Group as defined in Table 'O' of the Coastal Zone Framework for Planning. The Mail Order and Vending component shall be strictly accessory to the retail use.
3. Any changes to the interior of any of these two structures (and/or properties) shall act to increase the square footage of retail use rather than warehouse and/or mail order floor space.

**Site Development**

4. Site development shall be consistent with the approved site plan, floor plans and elevations. **The maximum height of the project is 28 feet from average natural grade.**
5. **Prior to any site disturbance**, a licensed surveyor shall establish average natural grade (high and low corners staked) and set a reference (benchmark) point.
6. **Prior to framing inspection**, the applicant shall provide written verification to the building inspector certifying the building height, including the actual and allowable approved building heights. The certification shall be done by a licensed surveyor.

**Aesthetic**

7. **Prior to issuance of construction permits**, the applicant shall submit the color palette chosen for the building for review and approval by the County Department of Planning and Building.

**Cultural**

8. Immediately after demolition of the CBO building and before any new construction excavation, the cleared surface shall be examined by an archaeologist familiar with the area and an evaluation of the exposed soil and review of the potential for buried deposits

shall be conducted. The applicant shall implement the recommendations of the archaeologist as required by the Environmental Coordinator.

9. In the event that historic or prehistoric resources are discovered, and artifacts are recovered, the recovered artifacts shall be analyzed and curated at a legitimate repository as required by the Environmental Coordinator.
10. Prior to the final inspection, a report, prepared by the consulting archaeologist shall be submitted summarizing all monitoring activities, including evaluation and analysis of any discovered artifacts.

### Signage

11. **Prior to issuance of a construction permit**, the applicant shall prepare a comprehensive sign plan indicating the location and size of all proposed signs for review and approval of the Planning Department. The sign plan shall be in conformance with Table 1 and Section 23.04.310 of the CZLUO. Signs shall use wood or wood appearing materials. The sign plan shall include:
  - a. signs directing potential customers to the parking area on the west side of West Street.
  - b. signs in the truck loading/unloading area and the alley to the east side of 2164 Center Street showing hours of delivery
  - c. signs to inform truck drivers and customers that parking is prohibited at all times in the alley to the east side of 2164 Center Street.
12. **Prior to issuance of occupancy permits**, the applicant shall place appropriate signs in the truck loading/unloading area and the alley to the east side of 2164 Center Street showing hours of delivery and to inform truck drivers and customers of parking prohibitions, as well as signs to direct potential customers to the parking area on the west side of West Street.

### Delivery and Loading

13. **Prior to issuance of a construction permit**, the applicant shall prepare a comprehensive delivery and loading plan for review and approval of the Planning Department. The plan shall:
  - a. ensure that no public right of way or the Center Street parking lot is obstructed.
  - b. limit all loading and unloading activities to the off-site parking area on the west side of West Street (APN# 013-261-014) and the east side of West Street behind the proposed buildings (APN# 013-262-003) or any future officially designated loading zones.

- c. prohibit delivery truck and customer parking at all times in the alley to the east side of 2164 Center Street.
  - d. limit merchandise movement in the alley to the east side of 2164 Center Street to transport by small, hydraulic hand trucks. Transport is prohibited between 11:30 am and 1:30 pm.
  - e. restrict vehicle parking and loading areas to the satisfaction of Cambria Fire Department.
14. At no time shall the public right of way or the Center Street parking lot be obstructed. All loading and unloading activities shall take place in the off-site parking area on the west side of West Street (APN# 013-261-014) and the east side of West Street behind the proposed buildings (APN# 013-262-003), located to the satisfaction of the Cambria Fire Department. Delivery trucks and customers shall be prohibited at all times from parking in the alley to the east side of 2164 Center Street. Merchandise movement in this alley shall be limited to transport by small, hydraulic hand trucks and shall not occur between 11:30 am and 1:30 pm.

#### Agency Approval

15. **Prior to issuance of a construction permit**, the applicant shall provide verification the Cambria Fire Department has reviewed and approved the proposed project. The project shall include requirements detailed in the January 8, 2001 letter from the Cambria Fire Department.

#### Miscellaneous

16. **Prior to issuance of a building permit**, the applicant shall record a covenant and agreement restricting the use of the three parcels (APN 013-261-014, 013-262-001 and 013-262-002) as a "single site".
17. **Prior to issuance of a construction permit**, the applicant shall submit landscape and irrigation plans to the Department of Planning and Building for review and approval. The type, size and location of proposed vegetation shall be indicated on the plans. The landscape plan shall use drought tolerant species, utilizing California natives to the greatest extent possible. The landscaping plan shall provide vegetation that, upon installation will partially screen the building at 2164 Center Street.

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*Attachment 4*  
*January 9, 2001*  
*Staff Report Package*

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**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE January 9, 2001	(3) CONTACT/PHONE Martha Neder (805) 781-5716	
(4) SUBJECT Continued hearing on an appeal by Bruce Black, et. al., of the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P: a request by C.B.O., Inc. to 1) remodel an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street), in the community of Cambria. Supervisorial District No. 2			
(5) SUMMARY OF REQUEST An appeal by Bruce Black, et. al. of the Hearing Officer's decision to approve a Minor Use/Coastal Development Permit for C.B.O., Inc to allow the remodeling of an existing commercial building (at 2150 Center Street) and demolition of an existing building and construction of a 4,697 square foot commercial building (at 2164 Center Street) in the Commercial Retail Land Use Category. The property is located at 2150 and 2164 Center Street, in East Village, in the community of Cambria. The basis for the appeal is incompatibility with the standards set forth in the certified Local Coastal Program of the county. Bruce Black, et. al. appealed the Hearing Officer's approval of this project because they believe the use is less than 50% retail in a visitor services retail zone, the project limits fire and emergency access in the area, the project will impact historic sites, the project will impact parking on adjacent properties, and conditions of the project raise public safety and county liability concerns. This item was continued from the November 7th Board of Supervisors meeting to allow the negative declaration to be revised and recirculated.			
(6) RECOMMENDED ACTION Adopt the resolution denying the appeal by Bruce Black, et. al., adopting the mitigated negative declaration and upholding the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P based on the revised findings in Exhibit A and conditions in Exhibit B.			
(7) FUNDING SOURCE(S) N/A	(8) CURRENT YEAR COST N/A	(9) ANNUAL COST N/A	(10) BUDGETED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): North Coast Advisory Council, County Engineering, Cambria CSD (water, sewer, and fire), County Parks			
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____			
(13) ADMINISTRATIVE OFFICE REVIEW <div style="text-align: center; font-size: 2em; margin-top: 20px;">OK LB</div>			
(14) SUPERVISOR DISTRICT(S) 1st, (2nd), 3rd, 4th, 5th, All		(15) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A	
(16) AGENDA PLACEMENT <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Hearing (Time Est. ___ 1 hr 30 min ___) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)		(17) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input type="checkbox"/> N/A	
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A		(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	

C/O  
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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AIC  
DIRECTOR

BRYCE TINGLE, AICP  
ASSISTANT DIRECTOR

ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH  
CHIEF BUILDING OFFICIAL

**DATE:** January 9, 2001

**TO:** Board of Supervisors

**FROM:** Martha Neder, Planner I  
Steve McMasters, Environmental Specialist

**VIA:** Bryce Tingle, Assistant Director of Planning and Building

**SUBJECT:** Continued hearing on an appeal by Bruce Black, et. al., of the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P: a request by C.B.O., Inc. to 1) remodel an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street), in the community of Cambria. Supervisorial District No. 2

**RECOMMENDATION**

Adopt the resolution denying the appeal by Bruce Black, et. al., adopting the mitigated negative declaration and upholding the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P based on the revised findings in Exhibit A and conditions in Exhibit B.

**DISCUSSION**

This item was continued from the November 7, 2000 meeting to allow the Negative Declaration to be revised and re-circulated. Conditions 13 & 14 have been revised to limit merchandise movement by small, hydraulic hand trucks instead of small, electric forklifts. Condition 17 has been added to require landscaping that will partially screen the building at 2164 Center Street. The following are responses to issues raised at the November 7, 2000 meeting.

**Historic Impacts**

Both existing buildings appear to be older than 50 years and as such, have the potential to be considered a historic resource. The buildings were evaluated according to CEQA guidelines. This evaluation led to the conclusions that the proposed interior and exterior modifications to the building at 2150 Center Street would not constitute a substantial change to any historic aspect and the building at 2164 Center Street would not qualify as "Historic" based on the criteria in CEQA. Also, given the mixed combination of building types (one- and two-story) in the area,



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other surrounding uses, and the scale of the adjacent structure (2150 Center Street), the proposed structure will not have a significant impact on the "historic setting" of the project.

Originally a modest Queen Anne style Victorian, the building at 2150 Center Street is associated with two prominent cambrians. The applicant has indicated that no changes will be made to the current exterior of the building other than minor cosmetic changes to remove segments of the structure that were added for restaurant use, thus no impact would result to the structure. Interior changes will be made, but the existing interior has been significantly modified from the original condition. The alterations proposed with the project would not constitute a substantial change to any historic fabric.

The structure at 2164 Center Street was the residence of Wilfred Lyons, a prominent native of Cambria, for 30 years. However, the Lyon's family is more closely associated with the family home located at 4281 Bridge Street which was constructed in 1922 for Mr. Lyon's family and is his current residence.


As discussed in the mitigated negative declaration, the building at 2164 Center Street is missing characteristic features that would distinguish it as a structure that "embodies" the Craftsman Bungalow style. While the overall shape of the building resembles a Craftsman Bungalow, the lack of critical architectural elements would disqualify it as a structure that embodies that type and style of design.

On November 17, 2000, an application to place the building at 2164 Center Street on the California Register of Historical Resources was submitted by Forrest Warren of the Cambria Historical Society to the State Office of Historic Preservation. The application is currently in a 90 day comment period. After this comment period, the application and comments will be forwarded to the State Historical Resources Commission for consideration and a hearing on the merits of the proposed listing. The hearing on this property would occur no sooner than February or March 2001. The State Office of Historic Preservation informed the County that this application does not impact the processing of the C.B.O. Minor Use Permit.

### **Massing and Scale**

The applicant has indicated that no changes will be made to the exterior of the building at 2150 Center Street other than minor cosmetic changes to segments of the building that were added for restaurant use.

The proposed building at 2164 Center Street has is designed to be consistent with the Coastal Zone Land Use Ordinance (CZLUO) and the character of the immediate area. The design reflects the architectural style of the building at 2150 Center Street. The maximum height of the new building is 28 feet from average natural grade. This is the same height as the building at 2150 Center Street. The setbacks of the new building reflect the setbacks of structures within the block of the site. The proposed building has been designed with architectural elements such as display windows along the street frontages, multiple windows on the second floor, and 'barn door type' loading doors to reflect the character of Cambria's East Village. Use of appropriate colors and treatment will reduce the appearance of a massive structure.



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The project has also been reviewed for consistency with the Cambria Design Plan. The Cambria Design Plan has been approved by the Board of Supervisors, but must still receive approval by the California Coastal Commission before it can be implemented as part of the County's General Plan. The project is consistent with the mandatory development standards relating to height, setbacks, facades, pedestrian-oriented development, roofs, exterior materials, and parking. If the Cambria Design Plan receives Coastal Commission approval as it is, development standards would require the ground floor to be retail only. The ground floor uses at 2164 Center Street include both mail order and retail. However, the street frontages and display windows are designated as retail. The project is consistent with the suggested design guidelines in the Cambria Design Plan.

### **Use**

According to the applicant, the project is to continue the operations of the existing bicycle shop, which includes a Mail Order and Vending and General Merchandise Stores component, and expand the shop's retail presence in Cambria. There will be no loss of retail space, the retail aspect is to be expanded. Both Mail Order and Vending and General Merchandise Stores are principally permitted in the Commercial Retail zone.

There has been some concern the C.B.O., Inc claim to "hand build any custom bike" implies that manufacturing will occur. C.B.O., Inc does not manufacture any bicycles, bicycle parts, or accessories. Bicycles sold by C.B.O., Inc are put together at the shop because customers are allowed to choose components from a variety of manufactures, the bicycles must fit the specific customer, and bicycles cannot be shipped fully assembled.

The applicant has testified that everything available through mail order is available through the retail store. Expansion of the square footage dedicated to retail will enable C.B.O., Inc to display more products. However, the applicant contends that it is not practical to display all the available models, sizes, and colors but it is necessary to have them on hand in order to serve specific customer needs. The mail order component allows C.B.O., Inc to carry a wider variety of products than would be allowable if it was solely retail.

### **Merchandise Movement**

Center Street experiences a high volume of trucks delivering to restaurants and businesses in the area. Deliveries to C.B.O., Inc currently consist of regular UPS and FedEx deliveries and are not expected to change. All loading and unloading activities are to occur on the off-site parking area on the west side of West Street and the east side of West Street behind the proposed buildings in order to minimize impacts to Center Street congestion. In order to maneuver around delivery trucks parked on Center Street, reduce noise, and avoid potential pedestrian conflict, merchandise movement in the alley to the east side of 2164 Center Street is limited to transport by hydraulic hand trucks and prohibited between 11:30 a.m. and 1:30 p.m.

The project will encourage efficient circulation because it requires the applicant to prepare a comprehensive sign plan which includes signs directing customers to the parking area on the west side of West Street.

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The Cambria Fire Department reviewed the project and has required that the required width of any fire apparatus access road (the alley) shall not be obstructed in any manner, including the parking of vehicles. All areas that are posted NO PARKING shall remain, and shall be maintained as such. There will be no parking allowed on Center Street, West Street, or in the Alley.

## **Local Coastal Plan Policies**

### ***Policy 1: Recreation Opportunities***

*Coastal recreational and visitor serving facilities, especially lower-cost facilities, shall be protected, encouraged and where feasible provided by both public and private means. The construction of non-visitor-serving or non-principally permitted uses shall only be permitted if it can be found that they would not prejudice the provision of adequate visitor-serving facilities to meet the foreseeable demand over the next 20 years.*

### ***Policy 2: Priority for Visitor-Serving Facilities***

*Recreational development and commercial visitor-serving facilities shall have priority over non-coastal dependent use, but not over agriculture or coastal dependent industry in accordance with PRC 30222. The Land Use Plan shall incorporate provisions for areas appropriate for visitor-serving facilities that are adequate for foreseeable demand. Visitor-serving commercial developments that involve construction of major facilities should generally be located within urban areas.*

C.B.O., Inc is located within the Commercial Retail zone, approximately ½ mile from Highway One and 300 feet from Main Street, in the community of Cambria. Both Mail Order and Vending and General Merchandise Stores are principally permitted uses in the Commercial Retail zone. Bicycling, identified as coastal related recreation, is common along Highway One. C.B.O., Inc serves individual bicyclists touring the coast as well as people on organized bicycle rides such as the AIDS Ride and Lighthouse Century. It is the only bicycle shop within ½ mile of Highway One from the northern county line to Morro Bay. Also, the applicant has testified that bicycles are available at an hourly rate.

The applicant maintains that the C.B.O., Inc. website and other advertising encourages people from around the world to visit Cambria. Having the Mail Order and Vending component interconnected with the General Merchandise Stores component allows tourists who come to Cambria with the intention to shop at C.B.O., Inc. the opportunity to test and purchase in the store everything that they are able to purchase on the internet. The mail order component allows C.B.O., Inc to better serve tourists than would be allowable if it was solely retail.

## **OTHER AGENCY INVOLVEMENT/IMPACT**

This project was originally referred to County Engineering, Cambria CSD (water, sewer, and fire), County Parks, and the North Coast Advisory Council (NCAC).

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The County received letters from CCSD assuring the availability of water and sewer for this project on November 17, 1999. The County also received an approved Fire Plan Review from Steven Bitto, Fire Prevention Officer, dated January 15, 2000. Ken Topping of the CCSD requested new project referrals on November 21, 2000. We have not received comments on these referrals.

On December 13, 2000, Shirley Bianchi organized a meeting with people representing the applicant, CCSD, County Planning, Cambria Historical Society, North Coast Advisory Council, and the Economic Vitality Corporation. The appellant was also invited but did not attend. The goal of the meeting was to come to some resolution on the design of the project. No resolution was achieved, however, there was good communication among all parties. At this meeting Ken Topping mentioned concerns with the project relating to water, wastewater, fire, trash, circulation, and MtBE. We requested more information on these concerns on December 14, 2000. To date, we have not received a response to our request.

### **FINANCIAL CONSIDERATIONS**

No appeal fees were paid because part of the appeal is based on Coastal Act issues.

### **RESULTS**

Should the Board of Supervisors approve the staff recommendation to deny the appeal by Bruce Black, et al, the project would be approved and the applicant could 1) remodel an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolish as existing building and construct a 4,697 square foot commercial building (at 2164 Center Street), based on the conditions of approval.

### **ATTACHMENTS**

1. Board Resolution  
Exhibit A - Findings  
Exhibit B - Conditions of Approval
2. Revised Negative Declaration
3. Additional letters

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**IN THE BOARD OF SUPERVISORS**  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

\_\_\_\_\_ day \_\_\_\_\_, 20\_\_

**PRESENT:** Supervisors

**ABSENT:**

RESOLUTION NO. \_\_\_\_\_

RESOLUTION MODIFYING THE DECISION OF HEARING OFFICER AND  
CONDITIONALLY APPROVING THE APPLICATION OF C.B.O., INC.  
FOR MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT D990152P

The following resolution is hereby offered and read:

WHEREAS, on August 4, 2000 and August 18, 2000, the Zoning Administrator of the County of San Luis Obispo (hereinafter referred to as the "Hearing Officer") duly considered and conditionally approved the application of C.B.O., Inc. for Minor Use Permit/Coastal Development Permit D990152P; and

WHEREAS, Bruce Black, et al., have appealed the Hearing Officer's decision to the Board of Supervisors of the County of San Luis Obispo (hereinafter referred to as the "Board of Supervisors") pursuant to the applicable provisions of Title 23 of the San Luis Obispo County Code; and

WHEREAS, a public hearing was duly noticed and conducted by the Board of Supervisors on November 7, 2000, and the matter was continued to and determination and decision was made on January 9, 2001; and

WHEREAS, at said hearing, the Board of Supervisors heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said appeal; and

WHEREAS, the Board of Supervisors has duly considered the appeal and determined that the appeal should be denied and the decision of the Hearing Officer should be modified subject to the findings and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth herein above are true, correct and valid.



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2. That the Board of Supervisors makes all of the findings of fact and determinations set forth in Exhibit A attached hereto and incorporated by reference herein as though set forth in full.

3. That the negative declaration prepared for this project is hereby approved as complete and adequate and as having been prepared in accordance with the provisions of the California Environmental Quality Act.

4. That the Board of Supervisors has reviewed and considered the information contained in the negative declaration together with all comments received during the public review process prior to approving the project.

5. That the appeal filed by Bruce Black, et al., is hereby denied and the decision of the Hearing Officer is modified and that the application of C.B.O., Inc. for Minor Use Permit/Coastal Development Permit D990152P is hereby approved subject to the conditions of approval set forth in Exhibit B attached hereto and incorporated by reference herein as though set forth in full.

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor

\_\_\_\_\_, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

the foregoing resolution is hereby adopted.

\_\_\_\_\_  
Chairperson of the Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

(SEAL)

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.  
County Counsel

By:   
Deputy County Counsel

Dated: DECEMBER 27, 2000

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STATE OF CALIFORNIA, )  
 ) ss.  
County of San Luis Obispo, )

I, \_\_\_\_\_, County Clerk and ex-officio Clerk  
of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do  
hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of  
Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this \_\_\_\_\_  
day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
County Clerk and Ex-Officio Clerk of the Board  
of Supervisors

(SEAL)

By \_\_\_\_\_  
Deputy Clerk.

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**EXHIBIT A**  
**Findings - D990152P**

- A. The applicant is requesting approval to remodel an existing 5,546 square foot commercial building (at 2150 Center Street) and demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street).

The purpose of these buildings is to improve the operation of a mixed retail and mail order commercial business. C.B.O., Inc sells bicycles and bicycle parts and accessories from this store in Cambria as well as three other stores in California. The applicant's testimony states that the existing facility is small and cramped, limiting business operations and forcing employees to work outside. In particular, the retail aspect of the operation is constrained due to lack of proper customer walk-in area. The project is to expand and improve the retail aspect of the business.

The two subject properties, each in size of 5,000 square feet, are located at 2150 and 2164 Center Street. They are bounded by Center Street to the north, an alley to the east, additional property leased by the applicant to the south, and West Street to the west. The site is located about 100 feet west of Burton Drive, Cambria's main commercial drive.

The building proposed for remodel, at 2150 Center Street, is a potentially historic structure. However, no changes will be made to the exterior of the building other than minor cosmetic changes to remove segments of the structure added for restaurant use.

The structure proposed for demolition is approximately 1,400 square feet in size. It was built in 1931 and has been remodeled extensively. Due to these changes, the structure would not qualify as "Historic" based on the criteria in CEQA. The applicant proposes to replace this structure with a 4,697 square foot building. The new building has been designed to reflect the architectural style of the building at 2150 Center Street, an early 20<sup>th</sup> century structure.

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because:

1. The subject parcels are designated Commercial Retail (CR) with Central Business District (CBD) and Visitor Serving Area (VSA) combining designations in the County's General Plan. The proposed uses, General Merchandise Stores and Mail Order and Vending, are both identified as a 'P' use in Table 'O' (Part I of the Land Use Element) for the CR zone. A 'P' use is a principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent uses.

The Coastal Zone Framework for Planning outlines the purpose and character of the CBD and VSA designations.



In general, the purpose of CBDs is "...to provide centralized locations for businesses offering a wide range of commodities and services scaled to meet community general shopping needs and to encourage pedestrian circulation." The character is defined as "...areas for retail businesses and services that supply a full range of community commercial needs and that are economically and physically compatible."

The purpose of VSAs is "...to allow for commercial and compatible accessory uses related to resort or recreational activities." The character is defined as "...areas that serve transient and tourist needs incidental to traveling."

The proposed new building has been designed for street pedestrian shopping by incorporating display windows on all sides of the building that front Center Street and West Street. Additionally, the building has multiple windows on the second floor and loading doors that are designed to reflect the character of Cambria's East Village.

Testimony at the August 4, 2000 Minor Use Permit hearing indicates that customers of C.B.O., Inc. travel to Cambria specifically to view the products at C.B.O., Inc. rather than use the mail order service, and while visiting also patronize other businesses in Cambria.

There are no explicit standards for the amount of retail vs. mail order square footage in CBD and VSA designations. Considering the square footage of Mail Order vs square footage of General Merchandise for the proposed buildings, the applicant met staff's recommendation that 50% of the square footage be dedicated to General Merchandise. Of the total floor area of the proposed buildings, 46% is General Merchandise, 46% is Mail Order, and 8% is Commercial Kitchen. Condition 2 requires at least 46% of the total floor area remain General Merchandise and Condition 3 limits any changes to the interior of these structures to act to increase the square footage of General Merchandise.

2. The proposed project site is located in the North Coast Planning Area. This Plan (Part II of the Land Use Element) contains development standards for uses proposed within the planning area. The proposed project is subject to the following development standards of the plan.
  - a. **COMMERCIAL RETAIL: East and West Village. 2. Application Content and Design Criteria.** This standard requires the project design siting and scale elements to be consistent with early 20<sup>th</sup> century structures of the area. It also requires parking to be located behind structures or landscaped when visible, signs to be of wood or wood-appearing materials, and setbacks to reflect setbacks of structures within the block.

Detailed elevations have been submitted which demonstrate that no changes will be made to the exterior of the building at 2150 Center Street (an early 20<sup>th</sup> century structure) other than minor changes to remove segments of the structure that were added for restaurant use. Therefore, the remodeling will respect the original character of the structure. Also, elevations have been submitted showing that the building proposed at 2164 Center Street is designed of similar architectural style to that of the building at 2150 Center Street. The proposed building at 2164 Center Street has setbacks that reflect the setbacks of structures within the block and is the same height as the building at 2150 Center Street.

Parking for the existing and proposed development is an existing parking area located behind existing structures. The existing lot meets the planning area standard requirements.

Condition 11 requires the sign plan to be in conformance with Table 1 and Section 23.04.310 of the CZLUO and that signs use wood or wood-appearing materials.

- b. **COMMERCIAL RETAIL: East Village. 1. Limitations on Use.** All uses normally allowed in the Commercial Retail category by Coastal Table O are allowed except: Auto and mobilehome dealers; transmission and receiving facilities; storage yards and sales lots; and all uses within the manufacturing and processing use group.

The proposed uses, General Merchandise Stores and Mail Order Sales, are principally permitted uses in the Commercial Retail category by Coastal Table O and are not limited by this standard.

- C. The proposed project or use satisfies all applicable provisions of Title 23 (Coastal Zone Land Use Ordinance) because:

1. **23.04.166 - Required Number of Spaces:** CZLUO Section 23.04.166 details the number of parking spaces required per use. Parking requirements per use in the proposed project are as follows: General Merchandise Stores - 1 space per 300 square feet of sales area, 1 space per 600 square feet of storage area; Mail Order & Vending - 1 space per 1,000 square feet of use area; kitchen - 1 space per 100 square feet of kitchen (kitchen includes all active food preparation areas, but not walk-in storage areas).

Table 1 details the required number of spaces per proposed use.

Table 1: Parking Requirement Detail

Use	Square Footage	Parking Spaces Required/Square Foot	Required # of Parking Spaces
Mail Order (MO)	4544.41	1000	4.54
General Merchandise (GM)			
Sales Area	3958.36	300	13.19
Storage/ Other	519.09	600	0.87
Total GM	4477.45		14.06
Commercial Kitchen			
Active Prep Area	535.17	100	5.35
Storage Area	236.92	0	0
Total Kitchen	772.09		5.35
<b>Total for Project</b>	<b>9793.95</b>		<b>23.95</b>

25 parking spaces for 2150 and 2164 Center Street are to be provided on a site on the west side of West Street (APN# 013-262-014) in the same ownership of the proposed use.

2. **23.04.170 - Off-Site Parking:** CZLUO Section 23.04.170 allows an adjustment to enable parking to be located off-site where it is not feasible to provide sufficient on-site parking. This adjustment requires that the most distant parking space is not more than 400 feet from the use, the parking lot site is in the same ownership as the principal use or is under a recorded lease with the use in a form approved by County Counsel, and the parking lot site is not located in a Residential land use category.

The proposed off-site parking lot is located on the west side of West Street and the most distant parking space is less than 400 feet from the use. The site is in the same ownership of the principal use and is in a Commercial Retail land use category.

3. **23.07.104 - Archaeologically Sensitive Areas:** CZLUO Section 23.07.104 provides that preliminary site survey is required before issuance of a land use or construction permit for development within an archaeologically sensitive area.

A Phase I archaeological reconnaissance was conducted by Clay Singer on December 28, 1999. No prehistoric or significant historic materials were observed during this survey.

The proposed project design and development, as conditioned, incorporates adequate measures to ensure protection of significant archeological resources because the applicant agrees to conduct a site survey after the demolition of the building at 2164 Center Street and to perform the mitigation measures described in the Developer's Statement if significant historic resources exist.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety and welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because:

1. The construction and remodel is subject to the requirements of the Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code) and all provisions of the Uniform Building Code.
2. This project is subject to Title 19 and Uniform Building Code requirements designed to address health, safety and welfare concerns.
3. Installation and operation of this facility does not generate activity that presents a potential threat to the surrounding property and buildings.
4. The project and proposed parking and loading areas are required to have Cambria Fire Department review and approval.
5. Delivery and loading/unloading activities will not block access to or obstruct any public right of way or the Center Street parking lot.
6. Merchandise movement will not create excess noise because it is to be conducted by small, hydraulic hand trucks.

E. The proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because:

1. No changes will be made to the exterior of the building at 2150 Center Street other than minor changes to remove segments of the structure that were added for restaurant use.
2. The building proposed at 2164 Center Street is designed of similar architectural style to that of the building at 2150 Center Street. The maximum height of the new building is 28 feet from average natural grade. This is the same height as the building at 2150 Center Street. The setbacks of the new building reflect the setbacks of structures within the block of the site proposed for development. The proposed building has been designed with architectural elements such as display windows along the street frontages, multiple windows on the second floor, and 'barn door

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type' loading doors to reflect the character of Cambria's East Village. Use of appropriate colors and treatment will reduce the appearance of a massive structure. Finally, the proposed uses are principally permitted in the Commercial Retail land use category.

- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because:
  - 1. The project is located on Center Street, a local road constructed to a level able to handle any additional traffic associated with the project. Also, as conditioned, the project promotes more efficient movement of traffic in the area because condition 11 requires a comprehensive sign plan that directs customers to the parking area on the west side of West Street and signs to inform truck drivers and customers that parking is prohibited at all times in the alley to the east side of 2164 Center Street.
- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act because the project is not adjacent to the coast and the project will not inhibit access to coastal waters and recreation areas.
- H. On the basis of the Initial Study and all comments received there is no substantial evidence that the project will have a significant effect on the environment.

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**EXHIBIT B**  
**CONDITIONS OF APPROVAL -D990152P**

**Approved Development**

1. This approval authorizes the following:
  - a. demolition of an existing building and construction of a 4,697 square foot commercial building at 2164 Center Street
  - b. remodeling of an existing commercial building at 2150 Center Street
2. At least 46% of the total floor area of the buildings at 2150 and 2164 Center Street shall be of retail commercial nature and characterized as a General Merchandise Stores Use Group as defined in Table 'O' of the Coastal Zone Framework for Planning. The Mail Order and Vending component shall be strictly accessory to the retail use.
3. Any changes to the interior of any of these two structures (and/or properties) shall act to increase the square footage of retail use rather than warehouse and/or mail order floor space.

**Site Development**

4. Site development shall be consistent with the approved site plan, floor plans and elevations. **The maximum height of the project is 28 feet from average natural grade.**
5. **Prior to any site disturbance**, a licensed surveyor shall establish average natural grade (high and low corners staked) and set a reference (benchmark) point.
6. **Prior to framing inspection**, the applicant shall provide written verification to the building inspector certifying the building height, including the actual and allowable approved building heights. The certification shall be done by a licensed surveyor.

**Aesthetic**

7. **Prior to issuance of construction permits**, the applicant shall submit the color palette chosen for the building for review and approval by the County Department of Planning and Building.

**Cultural**

8. Immediately after demolition of the CBO building and before any new construction excavation, the cleared surface shall be examined by an archaeologist familiar with the area and an evaluation of the exposed soil and review of the potential for buried deposits

shall be conducted. The applicant shall implement the recommendations of the archaeologist as required by the Environmental Coordinator.

9. In the event that historic or prehistoric resources are discovered, and artifacts are recovered, the recovered artifacts shall be analyzed and curated at a legitimate repository as required by the Environmental Coordinator.
10. Prior to the final inspection, a report, prepared by the consulting archaeologist shall be submitted summarizing all monitoring activities, including evaluation and analysis of any discovered artifacts.

### **Signage**

11. **Prior to issuance of a construction permit**, the applicant shall prepare a comprehensive sign plan indicating the location and size of all proposed signs for review and approval of the Planning Department. The sign plan shall be in conformance with Table 1 and Section 23.04.310 of the CZLUO. Signs shall use wood or wood appearing materials. The sign plan shall include:
  - a. signs directing potential customers to the parking area on the west side of West Street.
  - b. signs in the truck loading/unloading area and the alley to the east side of 2164 Center Street showing hours of delivery
  - c. signs to inform truck drivers and customers that parking is prohibited at all times in the alley to the east side of 2164 Center Street.
12. **Prior to issuance of occupancy permits**, the applicant shall place appropriate signs in the truck loading/unloading area and the alley to the east side of 2164 Center Street showing hours of delivery and to inform truck drivers and customers of parking prohibitions, as well as signs to direct potential customers to the parking area on the west side of West Street.

### **Delivery and Loading**

13. **Prior to issuance of a construction permit**, the applicant shall prepare a comprehensive delivery and loading plan for review and approval of the Planning Department. The plan shall:
  - a. ensure that no public right of way or the Center Street parking lot is obstructed.
  - b. limit all loading and unloading activities to the off-site parking area on the west side of West Street (APN# 013-261-014) and the east side of West Street behind the proposed buildings (APN# 013-262-003) or any future officially designated loading zones.

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- c. prohibit delivery truck and customer parking at all times in the alley to the east side of 2164 Center Street.
  - d. limit merchandise movement in the alley to the east side of 2164 Center Street to transport by small, hydraulic hand trucks. Transport is prohibited between 11:30 am and 1:30 pm.
  - e. restrict vehicle parking and loading areas to the satisfaction of Cambria Fire Department.
14. At no time shall the public right of way or the Center Street parking lot be obstructed. All loading and unloading activities shall take place in the off-site parking area on the west side of West Street (APN# 013-261-014) and the east side of West Street behind the proposed buildings (APN# 013-262-003), located to the satisfaction of the Cambria Fire Department. Delivery trucks and customers shall be prohibited at all times from parking in the alley to the east side of 2164 Center Street. Merchandise movement in this alley shall be limited to transport by small, hydraulic hand trucks and shall not occur between 11:30 am and 1:30 pm.

**Agency Approval**

15. **Prior to issuance of a construction permit**, the applicant shall provide verification the Cambria Fire Department has reviewed and approved the proposed project.

**Miscellaneous**

16. **Prior to issuance of a building permit**, the applicant shall record a covenant and agreement restricting the use of the three parcels (APN 013-261-014, 013-262-001 and 013-262-002) as a "single site".
17. **Prior to issuance of a construction permit**, the applicant shall submit landscape and irrigation plans to the Department of Planning and Building for review and approval. The type, size and location of proposed vegetation shall be indicated on the plans. The landscape plan shall use drought tolerant species, utilizing California natives to the greatest extent possible. The landscaping plan shall provide vegetation that, upon installation will partially screen the building at 2164 Center Street.



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921-9609



# COASTAL ZONE APPEAL APPLICATION

San Luis Obispo County Department of Planning and Building

## NOTE

To appeal a Board of Supervisors decision you will need to obtain appeal forms from the California Coastal Commission  
725 Front Street, Suite 300 - Santa Cruz, Ca. 95060 - (408) 427-4363

## PROJECT INFORMATION

Type of permit being appealed:

- ☐ Plot Plan ☒ Minor Use Permit ☐ Development Plan  
☐ Lot Line Adjustment ☐ Other \_\_\_\_\_

☐ Variance ☐ Land Division  
File Number: (09901530) C.B.O. check

The decision was made by:

- ☐ Planning Director ☐ Building Official ☒ Administrative Hearing Officer ☐ Subdivision Review Board ☐ Planning Commission  
☐ Other \_\_\_\_\_ Date the application was acted on: AUGUST 17, 2000 MUP

The decision is appealed to:

- ☐ Board of Construction Appeals ☐ Board for Handicapped Access ☐ Planning Commission ☒ Board of Supervisors

## BASIS FOR APPEAL

Please Note: An appeal must be filed by an aggrieved person or the applicant at each stage in the process if they are still unsatisfied by the last action.

- ☒ INCOMPATIBLE WITH THE LCP. The development does not conform to the standards set forth in the certified Local Coastal Program of the county for the following reasons (attach additional sheets if necessary):

Explain: SEE ATTACHED

- ☐ INCOMPATIBLE WITH PUBLIC ACCESS POLICIES. The development does not conform to the public access policies of the California Coastal Act - Section 30210 et seq. of the Public Resources Code (attach additional sheets if necessary):

Explain: \_\_\_\_\_

Specific Conditions. The specific conditions that I wish to appeal that relate to the above referenced grounds for appeal are:

SEE ATTACHED

## APPELLANT INFORMATION

Print name: SEE ATTACHED

Address: \_\_\_\_\_

Phone Number (daytime): \_\_\_\_\_

I/We are the applicant or an aggrieved person pursuant to the Coastal Zone Land Use Ordinance (CZLUO) and are appealing the project based on either one or both of the following grounds, as specified in the CZLUO and State Public Resources Code Section 30603 and have completed this form accurately and declare all statements made here are true.

SEE ATTACHED

Signature

Date

NTACT: BRUCE BLACK 4003 BORDEN DR CAMBRIDGE 921-9609

OFFICE USE ONLY

Date Received: \_\_\_\_\_

Inspector No. (if applicable): \_\_\_\_\_

Revised (if any): \_\_\_\_\_

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COUNTY OF SAN LUIS OBISPO  
NOTICE OF DETERMINATION AND  
NEGATIVE DECLARATION

For Official Use Only (sm)

ENVIRONMENTAL DETERMINATION NO. ED99-569

DATE: JUNE 9, 2000

REVISED: NOVEMBER 17, 2000

PROJECT DESCRIPTION

**APPLICANT/ENTITLEMENT:** C.B.O., Inc. Minor Use Permit; D990152P  
**PLANNING AREA:** North Coast, Cambria (Coastal Zone)  
**LAND USE CATEGORY:** Commercial Retail  
**LUE COMBINING DESIGNATIONS:** Central Business District; Coastal Special Community  
**PARCEL SIZE:** 10,000 square feet  
**TOTAL AREA OF DISTURBANCE:** Approximately 5,000 square feet  
**LOCATION:** 2150 and 2164 Center Street, in the community of Cambria  
**PROPOSED USES/INTENT:** A request for a coastal development permit to: 1) demolish an existing building and construct a 4,697-square-foot commercial building (at 2164 Center Street), and 2) remodel an existing commercial building (at 2150 Center Street)  
**APPLICANT:** C.B.O., Inc.; Cambria, CA

ENVIRONMENTAL SETTING

<b>TOPOGRAPHY:</b>	Nearly level
<b>VEGETATION:</b>	Ornamentals
<b>SOIL TYPE:</b>	Salinas silty clay loam; Marimel silty clay loam
<b>SOIL CHARACTERISTICS:</b>	Not well drained; moderate erodibility; moderate shrink-swell potential
<b>GEOLOGIC HAZARDS:</b>	Moderately high landslide potential; negligible liquefaction potential
<b>FIRE HAZARD:</b>	Moderate
<b>WATER:</b>	To be provided by Cambria Community Services District
<b>SEWAGE DISPOSAL:</b>	To be provided by Cambria Community Services District
<b>EXISTING USES:</b>	Bike shop; commercial
<b>SURROUNDING USES:</b>	Commercial retail; public facilities

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 310, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On \_\_\_\_\_, 20\_\_\_\_, the San Luis Obispo County Board of Supervisors/Planning Commission/Staff, having considered the Environmental Coordinator's action, approved/denied this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.



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California Department of Fish and Game  
**CERTIFICATE OF FEE EXEMPTION**  
De Minimis Impact Finding

PROJECT TITLE & NUMBER: CBO Inc. Minor Use Permit: ED99-569 (D990152)

**Project Applicant**

Name: CBO Inc.  
Address: 2164 Center St.  
City, State, Zip Code: Cambria, CA 93428  
Telephone #: (805) 927-5510

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

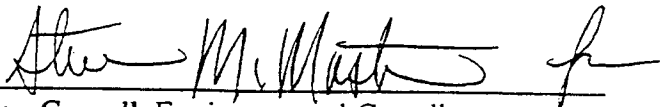
**FINDINGS OF EXEMPTION:**

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- (X) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ( ) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ( ) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. \_\_\_\_\_
- ( ) Other: \_\_\_\_\_

**CERTIFICATION:**

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

  
Ellen Carroll, Environmental Coordinator  
County of San Luis Obispo

Date: 11/17/00



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# COUNTY OF SAN LUIS OBISPO

## INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. CBO Inc. Minor Use Permit: ED99-569 (D990152)

### Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- |   |   |
|---|---|
| • Project File for the Subject Application                              | • Archaeological Resources Map  |
| • County General Plan (Inland & Coastal, including all maps & elements) | • Natural Resources Conservation Service Soil Survey for San Luis Obispo County |
| • County Land Use Ordinance   | • Flood Hazard Maps   |
| • Area of Critical Concerns Map   | • Airport Land Use Plans  |
| • Fire Hazard Severity Map  | • Other special studies, reports and existing EIRs as appropriate               |
| • Natural Species Diversity Database                                    |   |
| • Areas of Special Biological Importance Map                            |   |

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

- |  |   |
|--|---|
| <u>XX</u> County Engineering Department              | <u>   </u> CA Department of Fish and Game       |
| <u>   </u> County Environmental Health Division      | <u>   </u> CA Department of Forestry            |
| <u>   </u> County Planning Division                  | <u>   </u> CA Department of Transportation      |
| <u>   </u> County Agricultural Commissioner's Office | <u>   </u> Regional Water Quality Control Board |
| <u>   </u> County Airport Manager                    | <u> X </u> CA Coastal Commission                |
| <u>   </u> Airport Land Use Commission               | <u>XX</u> Cambria Community Service District    |
| <u>   </u> Air Pollution Control District            | <u>XX</u> Office of Historic Preservation       |
| <u>   </u> County Sheriff's Department               | <u>XX</u> North Coast Advisory Council          |

Checklist Identification of Mitigations for Potential Impacts: The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

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- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

## COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

Not Applicable  
Insignificant Impact  
Impact Can & Will be Mitigated  
Potentially Significant Impact

### I. BIOLOGICAL RESOURCES

- \*A. Wildlife ( ) ( ) (X) ( )
- \*B. Vegetation ( ) ( ) (X) ( )
- C. Habitat Area ( ) ( ) ( ) (X)
- D. Rare and/or Endangered Species ( ) ( ) ( ) (X)
- E. Unique or Fragile Biotic Community ( ) ( ) ( ) (X)
- F. State Area of Special Biological Importance ( ) ( ) ( ) (X)
- G. Riparian/Wetland Area ( ) ( ) ( ) (X)
- H. Other: ( ) ( ) ( ) (X)

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

( ) See attached exhibits: ( ) Developer's Statement; ( ) Agency Response  
( ) Revised Plans; ( ) Designated Bldg Sites

(X) See Special Environmental Considerations

( ) See Document in file

### II. DRAINAGE, EROSION AND SEDIMENTATION

- \*A. Increased Storm Water Runoff ( ) ( ) ( ) ( )
- B. Erodible Soils/Erosion ( ) ( ) ( ) ( )
- C. Poorly Drained Soils ( ) ( ) ( ) ( )
- \*D. Sedimentation ( ) ( ) ( ) ( )
- E. Contributes to Existing Drainage Problem ( ) ( ) ( ) ( )
- F. Alters Existing Drainage Course or Waterway ( ) ( ) ( ) ( )
- G. Other: ( ) ( ) ( ) ( )

\*Mitigation: A \_\_\_ B X [see LUO sec.22.05.032(CZLUO 23.05.032); C \_\_\_ D \_\_\_  
22.05.034(CZLUO 23.05.034)]

\*(X) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response  
( ) Sedimentation & Erosion Control/Drainage Plan

\*(X) See Special Environmental Considerations

( ) See Document in file

Not Applicable  
 Insignificant Impact  
 Impact Can & Will be Mitigated  
 Potentially Significant Impact

### III. GEOLOGICAL HAZARDS/SITE ALTERATION

- |     |   |                 |
|-----|---|-----------------|
| A.  | Landslide Hazard  | ( ) ( ) ( ) (X) |
| B.  | Seismic Hazard  | ( ) ( ) (X) ( ) |
| *C. | Topographic Alteration; Grading for<br>Building__, Driveways__, Roads__, Other __ | ( ) ( ) (X) ( ) |
| D.  | Soil Expansion  | ( ) ( ) (X) ( ) |
| E.  | Steep Slopes  | ( ) ( ) (X) ( ) |
| F.  | Other: _____  | ( ) ( ) ( ) ( ) |

Mitigation: A \_\_ B \_\_ C \_\_ D \_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) Sed./Erosion Control Plan; ( ) Revised Plans; ( ) Designated Bldg Sites

\*(X) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

### IV. WATER RESOURCES

- |     |                                 |                 |
|-----|---------------------------------|-----------------|
| *A. | Groundwater Quantity            | ( ) ( ) (X) ( ) |
| B.  | Groundwater Quality             | ( ) ( ) (X) ( ) |
| *C. | Surface Water Quantity          | ( ) ( ) (X) ( ) |
| D.  | Surface Water Quality           | ( ) ( ) (X) ( ) |
| E.  | Stream Flow Change              | ( ) ( ) (X) ( ) |
| F.  | Change to Estuarine Environment | ( ) ( ) (X) ( ) |
| G.  | Other: _____                    | ( ) ( ) ( ) ( ) |

Mitigation: A \_\_ B \_\_ C \_\_ D \_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) Hydrology Report

\*(X) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

### V. POLLUTION

- |     |   |                 |
|-----|---|-----------------|
| A.  | Hazardous Materials                       | ( ) ( ) (X) ( ) |
| B.  | Groundwater Pollution                     | ( ) ( ) ( ) (X) |
| C.  | Surface Water Pollution                   | ( ) ( ) (X) ( ) |
| *D. | Increase in Existing Noise Levels         | ( ) ( ) (X) ( ) |
| *E. | Exposure of People to Severe Noise Levels | ( ) ( ) (X) ( ) |
| *F. | Substantial Air Emissions                 | ( ) ( ) (X) ( ) |
| *G. | Deterioration of Ambient Air Quality      | ( ) ( ) (X) ( ) |
| H.  | Creation of Objectionable Odors           | ( ) ( ) (X) ( ) |
| I.  | Other: _____                              | ( ) ( ) ( ) ( ) |

Mitigation: A \_\_ B \_\_ C \_\_ D \_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) Hydrology/Noise Study

\*(X) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

**Not Applicable**  
**Insignificant Impact**  
**Impact Can & Will be Mitigated**  
**Potentially Significant Impact**

( ) (X) ( ) ( )

( ) (X) ( ) ( )

( ) ( ) (X) ( )

( ) ( ) (X) ( )

( ) (X) ( ) ( )

( ) ( ) (X) ( )

( ) ( ) ( ) ( )

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_

( ) See Document in file \_\_\_\_\_

( ) (X) ( ) ( )

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( ) ( ) ( ) (X)

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( ) ( ) ( ) ( )

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_

( ) See Document in file \_\_\_\_\_

( ) (X) ( ) ( )

( ) ( ) (X) ( )

( ) ( ) ( ) (X)

( ) (X) ( ) ( )

( ) (X) ( ) ( )

( ) ( ) ( ) ( )

\* (X) See attached exhibit(s): (X) Developer's Statement; ( ) Agency Response \_\_\_\_\_

\* (X) See Special Environmental Considerations

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Not Applicable  
Insufficient Impact  
Impact Can & Will be Mitigated  
Potentially Significant Impact

IX. HOUSING AND ENERGY

- |    |  |                 |
|----|--|-----------------|
| A. | Creates Substantial Demand for Housing       | ( ) ( ) (X) ( ) |
| B. | Uses Substantial Amount of Fuel or Energy    | ( ) ( ) (X) ( ) |
| C. | Encourages Growth Beyond Resource Capacities | ( ) ( ) (X) ( ) |
| D. | Other: _____                                 | ( ) ( ) ( ) ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

- ( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_
- ( ) See Special Environmental Considerations
- ( ) See Document in file \_\_\_\_\_

X. AGRICULTURAL/MINERAL RESOURCES

- |    |   |                 |
|----|---|-----------------|
| A. | Eliminates Valuable Mineral Resources     | ( ) ( ) ( ) (X) |
| B. | Prime Agricultural Soils                  | ( ) ( ) ( ) (X) |
| C. | Conflicts with Existing Agricultural Area | ( ) ( ) ( ) (X) |
| D. | Change from Agriculture to Other Uses     | ( ) ( ) ( ) (X) |
| E. | Other: _____                              | ( ) ( ) ( ) ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

- ( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_
- ( ) See Special Environmental Considerations
- ( ) See Document in file \_\_\_\_\_

XI. GROWTH INDUCING/CUMULATIVE EFFECTS

- |    |                                       |                 |
|----|---------------------------------------|-----------------|
| A. | Growth Inducing Effects               | ( ) ( ) (X) ( ) |
| B. | Precedent for Change in Area Land Use | ( ) ( ) ( ) (X) |
| C. | Cumulative Effects: _____             | ( ) ( ) ( ) (X) |
|    | _____                                 | ( ) ( ) ( ) ( ) |
|    | _____                                 | ( ) ( ) ( ) ( ) |
|    | _____                                 | ( ) ( ) ( ) ( ) |
|    | _____                                 | ( ) ( ) ( ) ( ) |
|    | _____                                 | ( ) ( ) ( ) ( ) |
|    | _____                                 | ( ) ( ) ( ) ( ) |
|    | _____                                 | ( ) ( ) ( ) ( ) |
| D. | Other: _____                          | ( ) ( ) ( ) ( ) |

Mitigation: A \_\_\_ B \_\_\_ (School Fee, Countywide Fee) C \_\_\_ D \_\_\_

- ( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_
- ( ) See Special Environmental Considerations
- ( ) See Document in file \_\_\_\_\_

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June 9, 2000  
REVISED: November 17, 2000

**SPECIAL ENVIRONMENTAL CONSIDERATIONS  
FOR THE C.B.O., INC. MINOR USE PERMIT**

The applicant is requesting a Minor Use Permit (D990152) to: 1) remodel an existing 5,546 square foot commercial building at 2150 Center Street (the Ian's restaurant building); and 2) demolish an existing building (the Cambria Bike Outfitters building) and construct a 4,697 square foot commercial building at 2164 Center Street, in the community of Cambria. The new building would follow the architectural style and height of the former Ian's Restaurant building as seen in the attached photosimulation.

**Biological Resources**

The proposed project is located on previously disturbed lots. The project will not result in the removal of native vegetation nor will it result in any adverse impacts to wildlife resources. Implementation of mitigation measures is not required.

**Drainage, Erosion, and Sedimentation**

The proposed project entails the addition of only minimal increases in impervious surfaces (rooftops and decking). The County Engineering Department reviewed the project and drainage was not identified as a concern (Engineering memo; 1-11-00). Standard erosion control methods should be implemented during construction and grading to minimize impacts to off-site waterways.

**Geologic Hazards/Site Alteration**


As the proposed project will require grading of 5,000 square feet of previously disturbed, level ground, site alteration is not considered to be significant. No mitigation measures are proposed.

**Water Resources**

The Cambria Community Services District has indicated that as proposed, the project will not change the existing water and sewer service of the facility (letter from Joyce Stone, November 17, 1999). The project will not affect the flow of a stream or impact groundwater quality. Standard erosion control methods should be implemented during construction and grading to minimize impacts to off-site waterways.

**Noise**

The proposed project will result in temporary increases in ambient noise levels during construction. This impact is insignificant if construction is limited to standard County approved construction hours (7 am-9pm, Monday-Friday; 8 am-5 pm Saturday; with no construction on Sunday). No significant increase in ambient noise will result from the proposed project. The project is proposing to use electric forklifts to transport some materials between the various CBO facility locations. With the exception of the use of electric forklifts, no new activities at the site, beyond those currently occurring, are anticipated. In fact ambient noise may be reduced as activities currently taking place outside buildings will now be housed within a structure.



**Air Quality**

The project is not anticipated to generate a significant increase in traffic beyond the current trip generation, and no stationary pollution sources have been proposed. In fact, fifteen of the bicycle shop's employees live in Cambria and regularly ride bicycles to work. Degradation of air quality will not be an issue for this project.

**Traffic**

During the construction phase of the project, temporary increases in traffic are expected in the project area. Center Street, where the construction will take place, is not a through street and therefore impacts to traffic should be minimal. Future use of the proposed structure could result in additional traffic, however the additional traffic would not have a significant impact on any particular roadway or facility. The project is subject to the North Coast Road Improvement Fees. The North Coast Road Improvement Fee Program funds improvements to area roads and circulation facilities and serves as mitigation for cumulative areawide circulation impacts.

**Public Services**

The proposed project will not create a need for additional public services in the form of fire protection, schools, or police services. The Cambria Community Services District has approved the project, as it uses no additional water or sewer service than the current buildings require. No mitigation measures are proposed. The Cambria Fire Department has reviewed the project and concluded that no significant issue exists for emergency access or response.

**Aesthetics**

No scenic vista or scenic resources will be affected by the project. The project is within an urban area and will not significantly contribute to light and glare in the area. The project will change the visual character of the area by replacing a small older structure with a substantially larger building, but the proposed structure is consistent with the minimum requirements in regards to height and setback found in the County General Plan and Local Coastal Plan. Due to the size of the structure, use of "attention drawing" colors and exterior finishes could make the structure appear larger and out of scale and character with the surrounding area. The applicant has agreed to use exterior colors and materials that reduce the massing of the structure. Based on this the impact to aesthetic resources has been reduced to a level of insignificance.

**Cultural Resources**

The affected structures are in the commercial core of East Village in Cambria. The surrounding structures are a mix of newer commercial structures, and older (mostly former) residential structures. The recently County approved Cambria Design Plan proposes recognition of numerous structures in the area as historic resources. The Design Plan recommends recognition of the structure at 2150 Center St. as a historic structure, but does not recognize 2164 Center St. with that designation. The Cambria Design Plan though approved by the County must still receive approval by the California Coastal Commission before it can be implemented as part of the County's General Plan.

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2164 & 2150 Center St.

A Phase I archaeological reconnaissance was conducted by Clay Singer on December 28, 1999. No prehistoric or significant historic materials were observed during this survey. Both existing buildings appear to be older than 50 years and as such, have the potential to be considered a historic resource.

The State California Environmental Quality Act (CEQA) Guidelines Section 15064.5 provides that "...Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources...including the following:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Neither structure on site is associated with events that have made a significant contribution to the broad patterns of local or regional history, and thus would not be considered "historic" under criterion #1 above.

The structure at 2164 Center St. (the CBO building) was evaluated under the other criteria. Based on information submitted by the Cambria Historic Society (attached) The structure in question was constructed in 1932 and was the residence of Wilfred Lyons, a prominent native of Cambria, for 30 years. The Lyons family however is more closely associated with the family home located at 4281 Bridge St. That residence was constructed in 1922 for Mr. Lyons' family and is his current residence. While the Lyons family and Wilfred Lyons specifically may be considered "...persons important to local...history...", as outlined in the historic criteria. The family home on Bridge St. would be the structure most likely to qualify under this criteria, not the structure at 2164 Center St.

The information from the Cambria Historic Society also seems to indicate that the Cambria Bike Outfitters building may qualify as a historic structure under criteria #3 as a structure that "...embodies the distinctive characteristics of a type, period, region, or method or construction". The Society provides information that the structure is an example of Craftsman Bungalow style, one of only two in East Village Cambria. While the structure exhibits some elements of a Craftsman Bungalow including a low-pitched front gabled roof, it lacks most of the characteristics that would distinguish the building

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as a structure that "embodies" the Craftsman style. Missing characteristic features as identified in *A Field Guide to American Houses* (Virginia & Lee McAlester; 1997) include: unenclosed eave overhangs, exposed roof rafters, decorative beams or braces at the gable ends, full or partial width porch, tapered square column porch supports and geometric patterns of small pane windows. It appears that the builder borrowed some features from the Craftsman Bungalow style, but also incorporated elements of other styles. While the overall shape of the building resembles a Craftsman Bungalow, the lack of critical architectural elements would disqualify it as a structure that embodies that type and style of design and thus would not qualify as "historic" under criteria #2. At best the structure would appear to be a vernacular example of a local builder borrowing elements from various styles. The Cambria Bike Outfitters building (2164 Center St.) does not qualify as a historic resource as defined by the criteria provided in CEQA.

It is possible that significant historic resources may exist under the building in the form of trash pits, latrines, or landscaping features, and thus the site may qualify as "historic" based on criterion #4 above. The applicant has agreed to incorporate mitigation in the form of on-site monitoring during demolition and grading of the site to record any features that are uncovered.

The building at 2150 Center St. (the Ian's building) was originally a modest Queen Anne style victorian and is associated with two prominent cambrians. The building was moved from its original location (1/2 block away) to its current spot in the early 1980's and has been substantially altered. Alterations include greatly expanding its size (more than double the original) adding additional side elevation features, and altering the original elevations. The applicant has indicated that no changes will be made to the current exterior of the building other than minor cosmetic changes to remove segments of the Ian's structure that were added for restaurant use (e.g. handicapped ramp), thus no impact would result to the structure. Interior changes will be made, but the existing interior has been significantly modified from the original condition. The alterations proposed with the project would not constitute a substantial change to any historic fabric. No further evaluation of the structure is necessary.

### Setting

The affected structures are in the commercial core of East Village in Cambria. The surrounding structures are a mix of newer commercial structures, and older (mostly former) residential structures. There is no designated historic district in Cambria, however, there is the belief in the community that the collection of older structures in East Village may qualify as a district if evaluated and nominated as such. The recently County approved Cambria Design Plan proposes recognition of numerous structures in the area as. However, recognition of these structures within the Design Plan does not constitute a "historic district".

The structure at 2164 Center St. (CBO building) proposed for demolition is surrounded on the north by a parking lot, a two story commercial building to the south, the two story former Ian's building to the west and an alley and one story former residence (currently

a restaurant) to the east. The new proposed structure is an approximately 4,000 sq. ft. , 28 foot high commercial structure. The height, bulk and design of the structure is similar to the former Ian's building at 2150 Center St. (one of the historic structures identified in the Design Plan). The other historic structure to the east is a small one story Spanish Eclectic bungalow (Robin's Restaurant). An alley separates this structure from the project site. The applicant has included design details including "barn slider" access doors and windows as architectural features to break up the massing of the east elevation. Given the mixed combination of building types (one- and two-story), other surrounding uses (e.g. parking lot) and the scale of the adjacent structure (2150 Center St.), the proposed structure will not have a significant impact on the "historic setting" of the project.

Overall, the project, with mitigations, will not result in a significant impact to cultural resources.

### **Housing and Energy**

The proposed project will not cause an increase in demand for housing or encourage growth beyond resource capabilities. The project will house a mail-order bicycle business that has less than one percent retail sales and approximately 20 employees. No mitigation is required.

### **Agricultural/Mineral Resources**

The proposed project does not impact agricultural land nor will it eliminate any valuable resource. No mitigation is required.

### **Growth Inducing/Cumulative Effects**

The C.B.O. project entails remodeling and rebuilding existing commercial properties for commercial uses. C.B.O., Inc. is anticipating the project to provide improved conditions for its operation, but will not necessarily cause a significant increase in growth of the operation. No mitigation is required.

In summary, the Initial Study identified potential impacts the could occur as a result of the project. The applicant has agreed to mitigation measures that successfully reduce the impacts to a level of insignificance. It is appropriate that a Negative Declaration be issued for the project.

C.B.O.  
5/31

Date: May 26, 2000

**DEVELOPER'S STATEMENT FOR THE  
CBO Inc. Remodel - (D990152P)**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**I. AESTHETIC/CULTURAL RESOURCES**

**A. Aesthetic**

1. Prior to issuance of construction permits, the applicant shall submit the color palette chosen for the building for review and approval by the County Department of Planning and Building.

<b>Monitoring:</b>	Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Division.
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**B. Cultural**

2. Immediately after demolition of the CBO building and before any new construction excavation, the cleared surface shall be examined by an archaeologist familiar with the area and an evaluation of the exposed soil and review of the potential for buried deposits shall be conducted. The applicant shall implement the recommendations of the archaeologist as required by the Environmental Coordinator.
3. In the event that historic or prehistoric resources are discovered, and artifacts are recovered, the recovered artifacts shall be analyzed and curated at a legitimate repository as required by the Environmental Coordinator.
4. Prior to the final inspection, a report, prepared by the consulting archaeologist shall be submitted summarizing all monitoring activities, including evaluation and analysis of any discovered artifacts.

CH  
32

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Division.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

  
Signature of Owner(s)

6/2/00

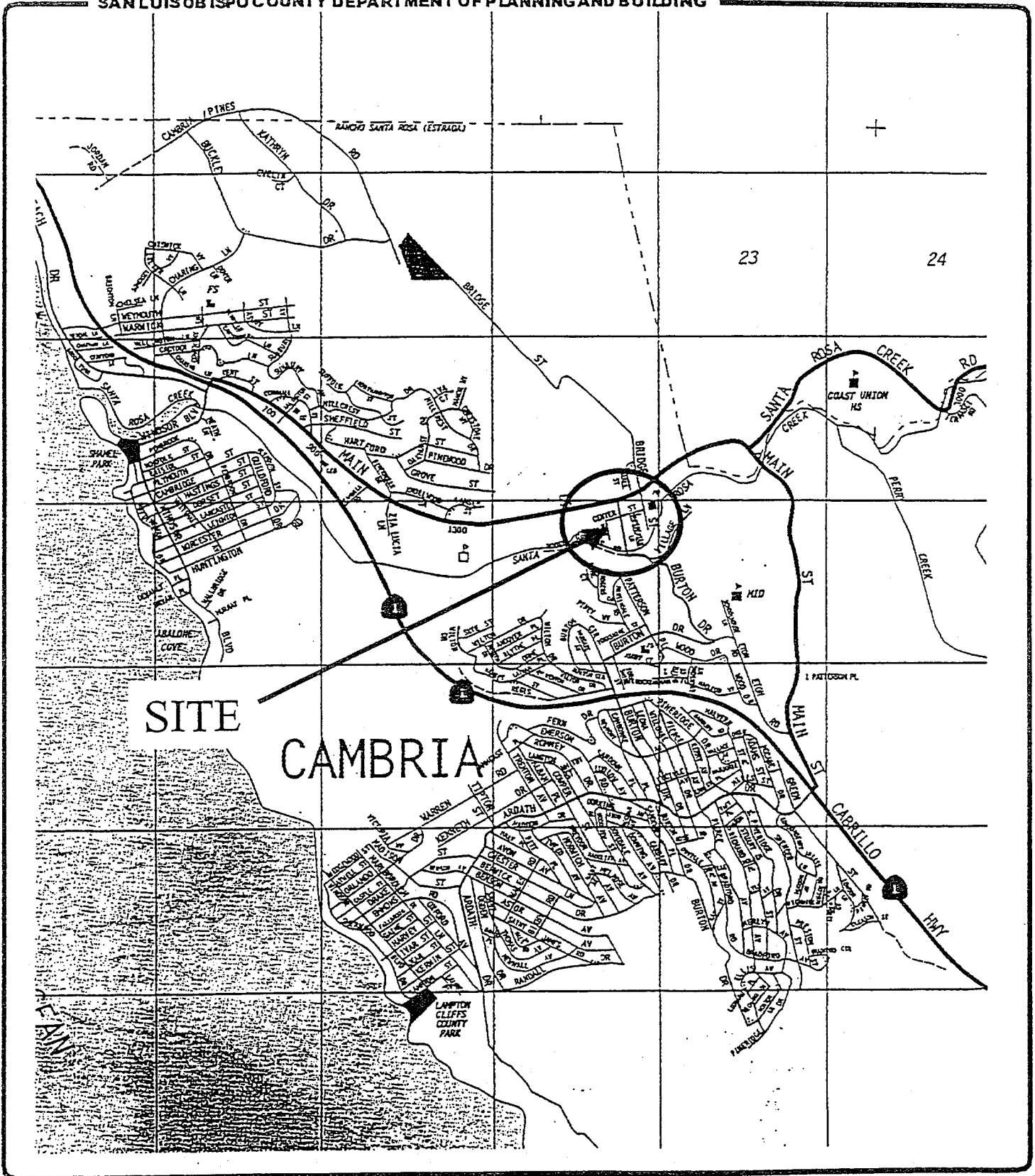
Date

Clay Akey  
Name (Print) Owner

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6-60

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



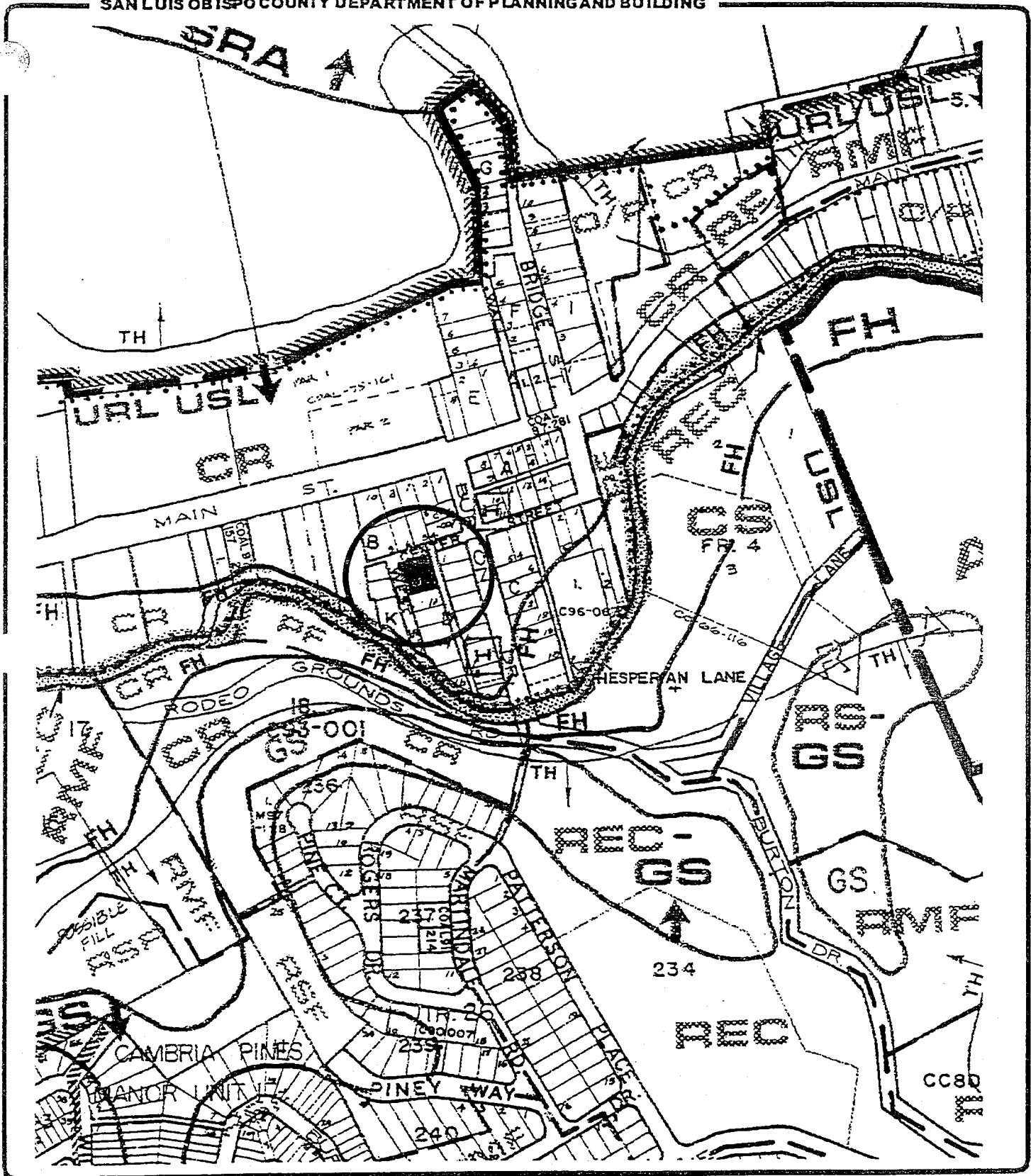
EXHIBIT

Vicinity Map



6-61

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



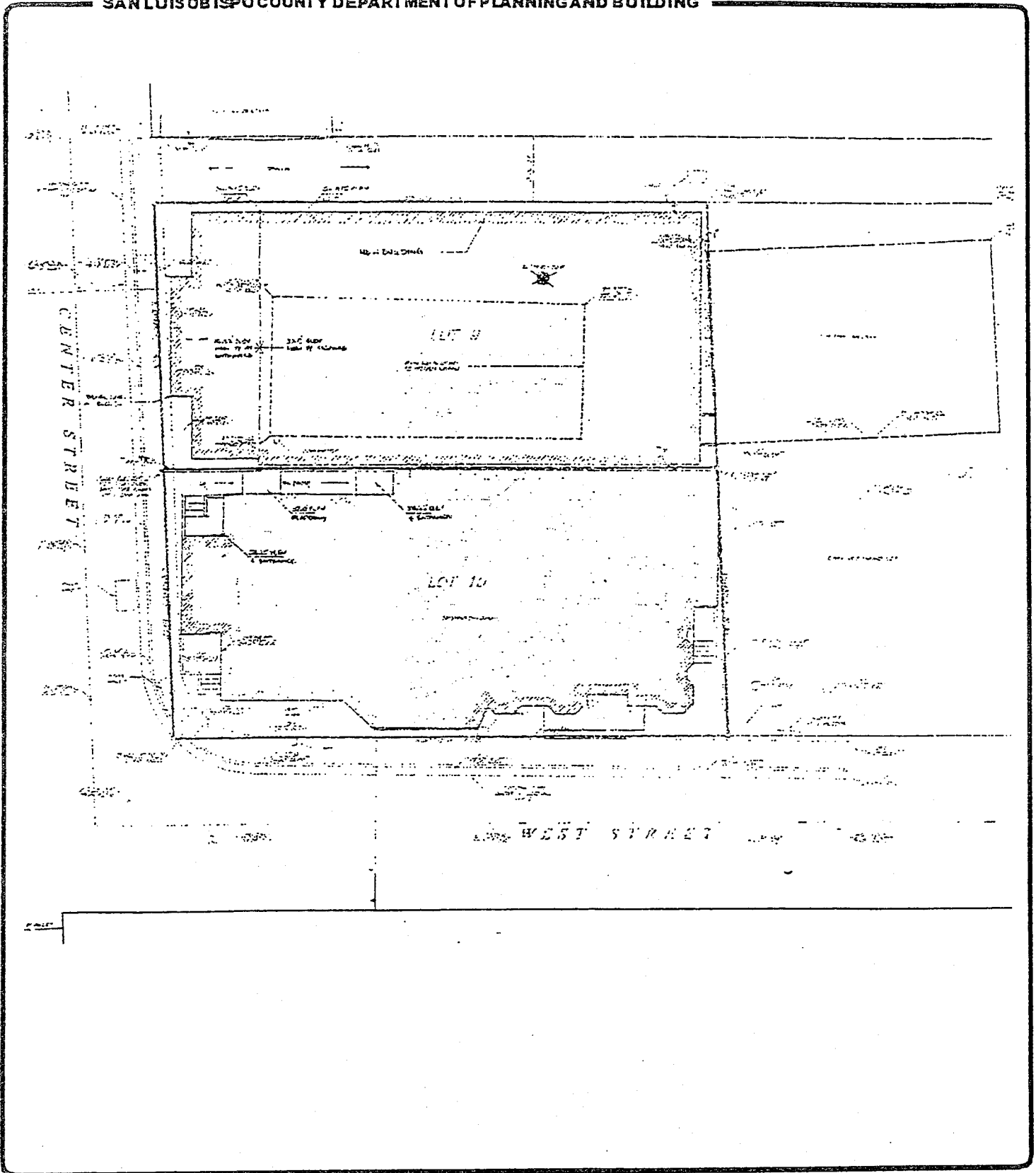
EXHIBIT

Land Use Category Map

CP  
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6-62

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



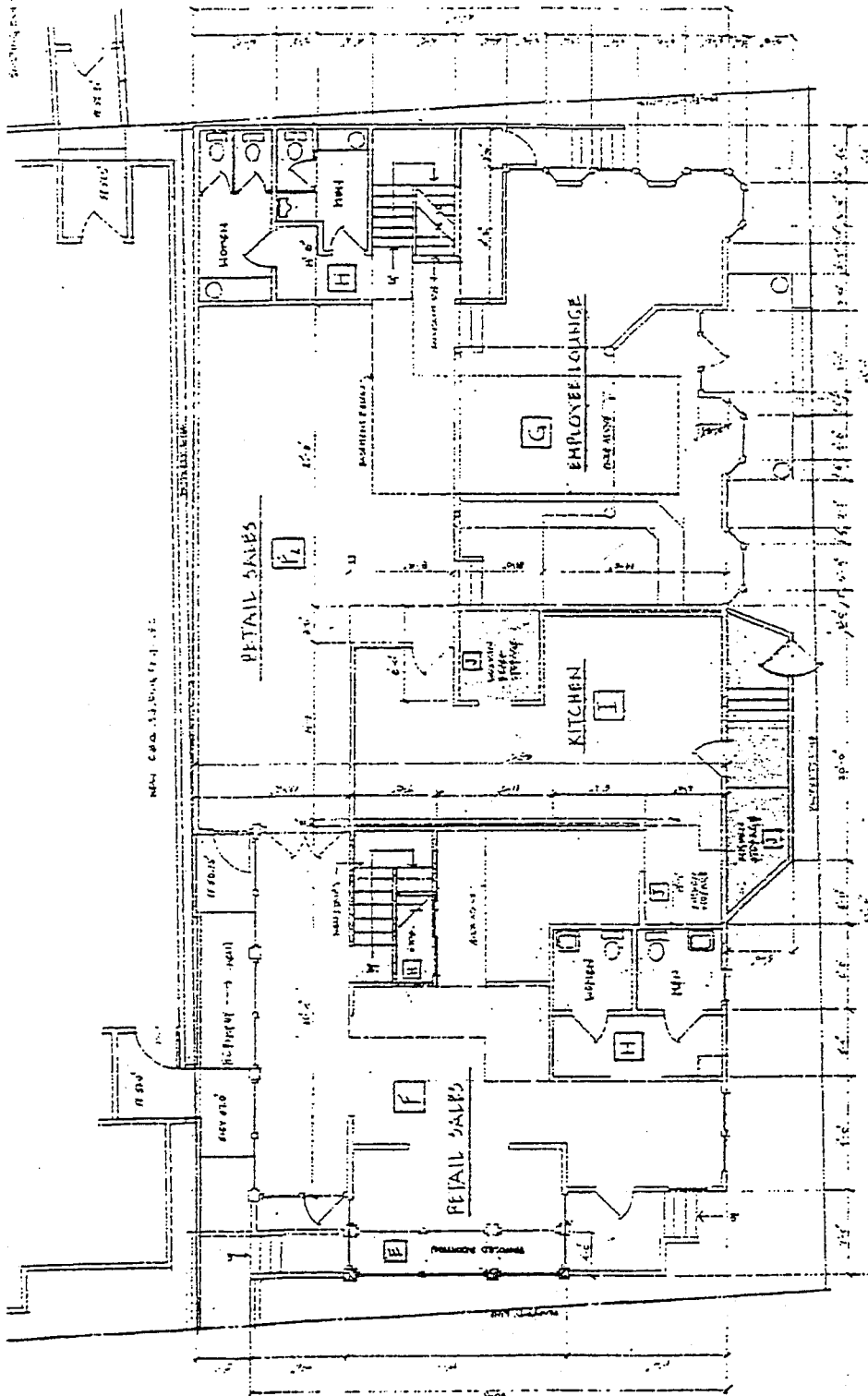
EXHIBIT

Site Plan

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32

**SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING**

**SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING**



area deleted from proposal

general merchandise sales area

general merchandise storage/other area

commercial kitchen active prep. area

commercial kitchen walkin storage area

mail order & vending use area

PLAN 1ST FLOOR PLAN

**PROJECT**

Board of Supervisors  
C.B.O., Inc (D990152P)



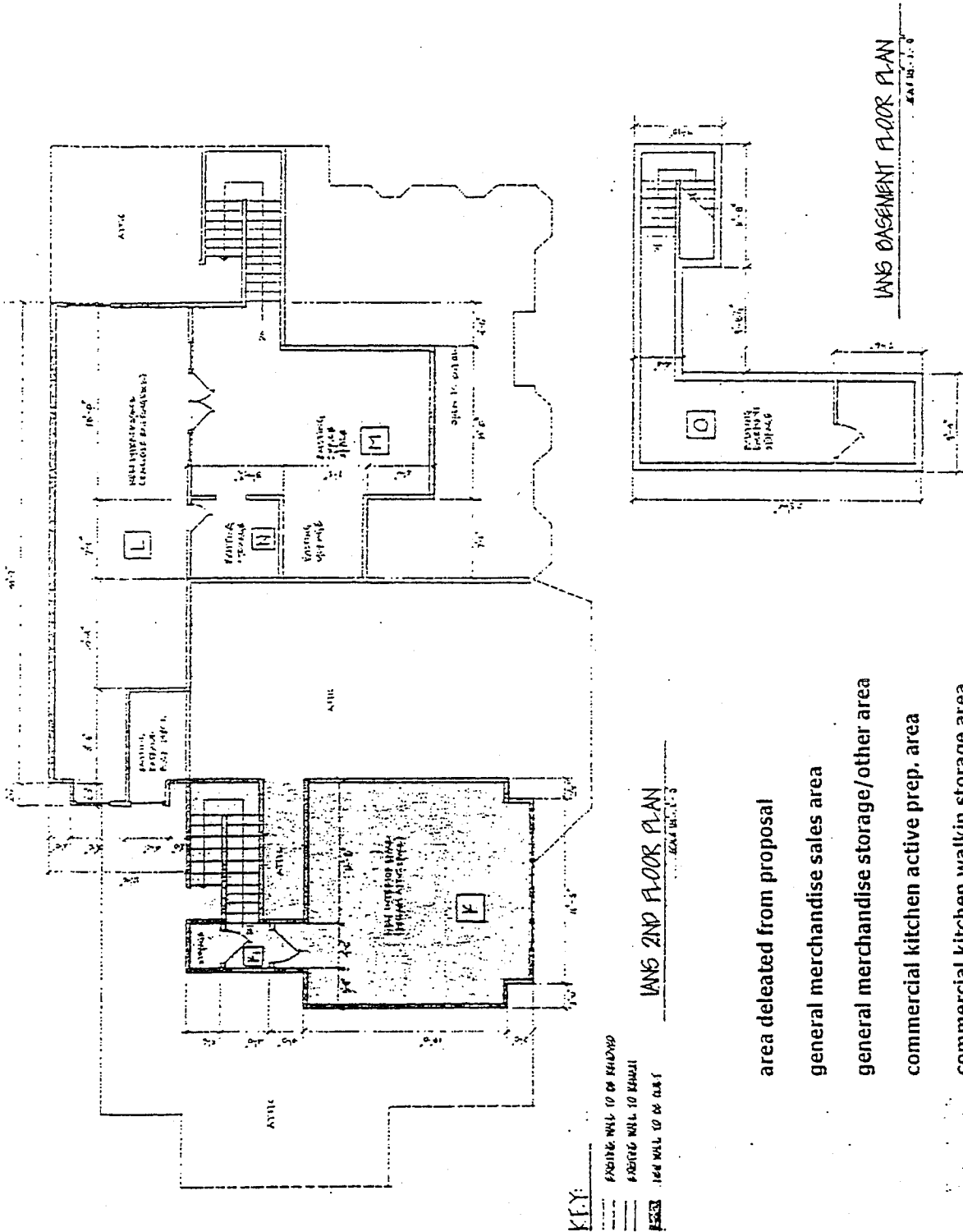
**EXHIBIT**

First Floor Plan - 2150 Center St



6-64

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

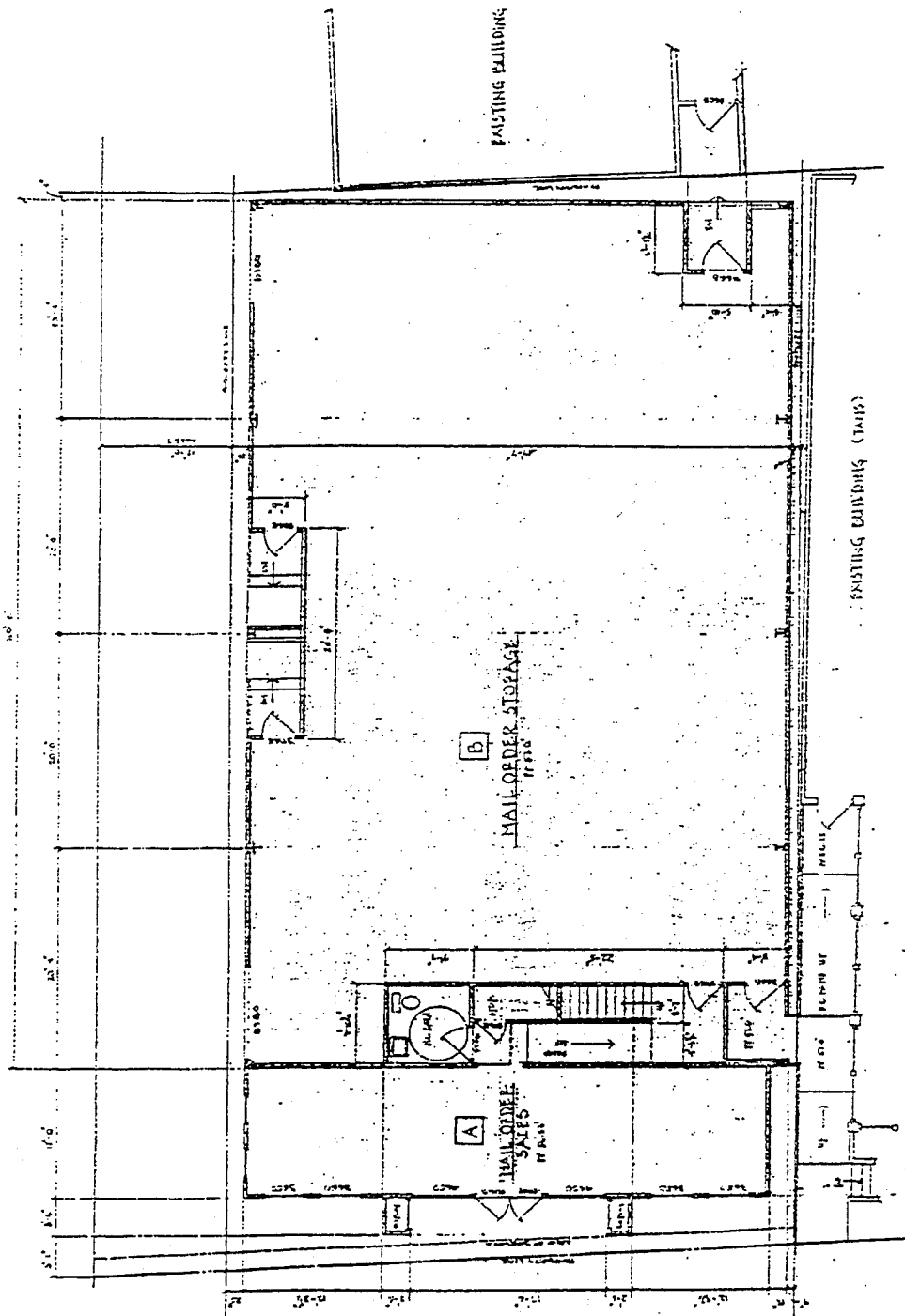
Board of Supervisors  
C.B.O., Inc (D990152P)



EXHIBIT

Second Floor Plan - 2150 Center St

6-65



100 1ST FLOOR PLAN  
DATE 11-1-83

- area deleted from proposal
- general merchandise sales area
- general merchandise storage/other area
- commercial kitchen active prep. area
- commercial kitchen walkin storage area
- mail order & vending use area

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



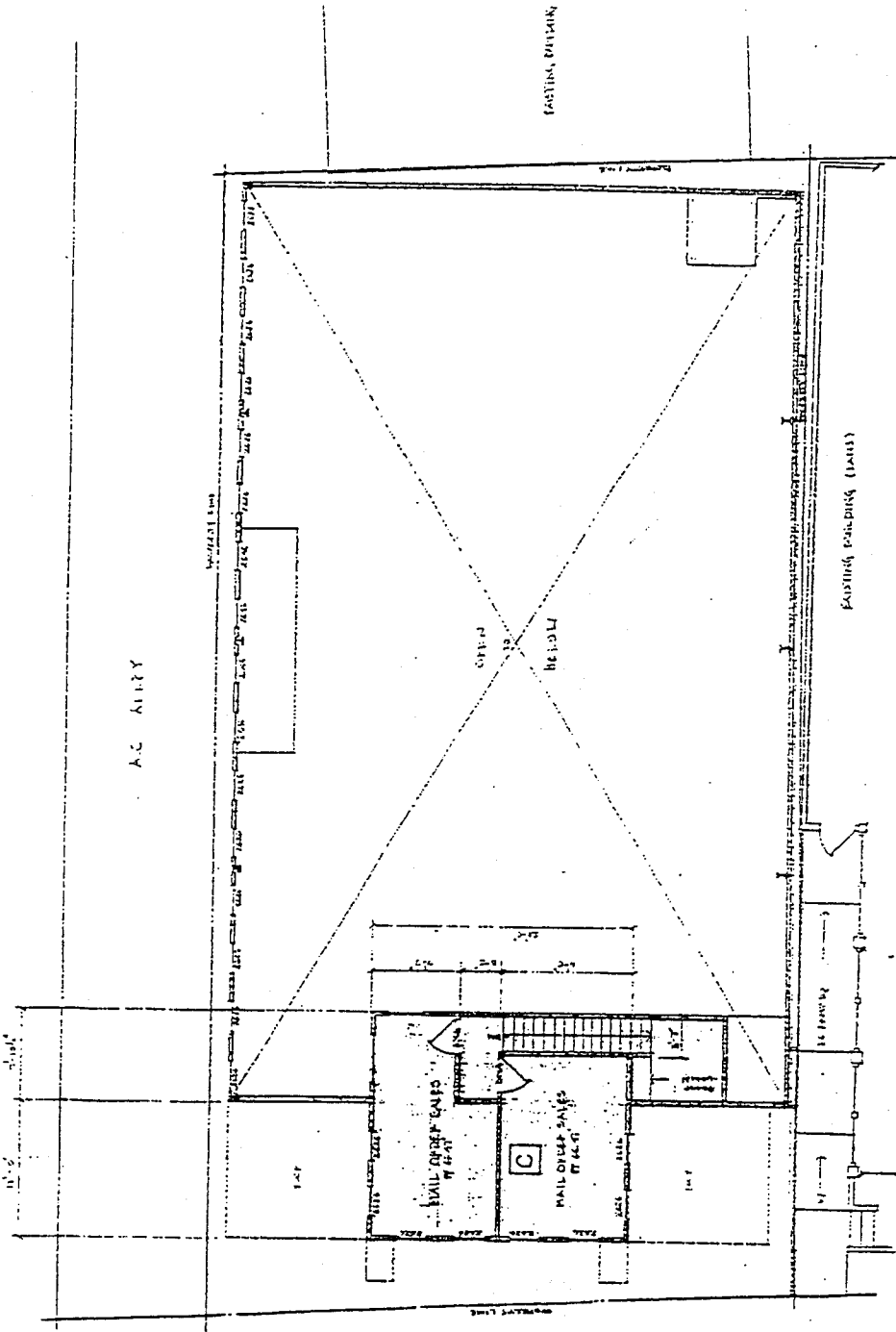
EXHIBIT

First Floor Plan - 2164 Center St

6-65  
39

6-66

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



C.B.O. 2ND FLOOR PLAN

- area deleted from proposal
- general merchandise sales area
- general merchandise storage/other area
- commercial kitchen active prep. area
- commercial kitchen walk-in storage area
- mail order & vending use area

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)

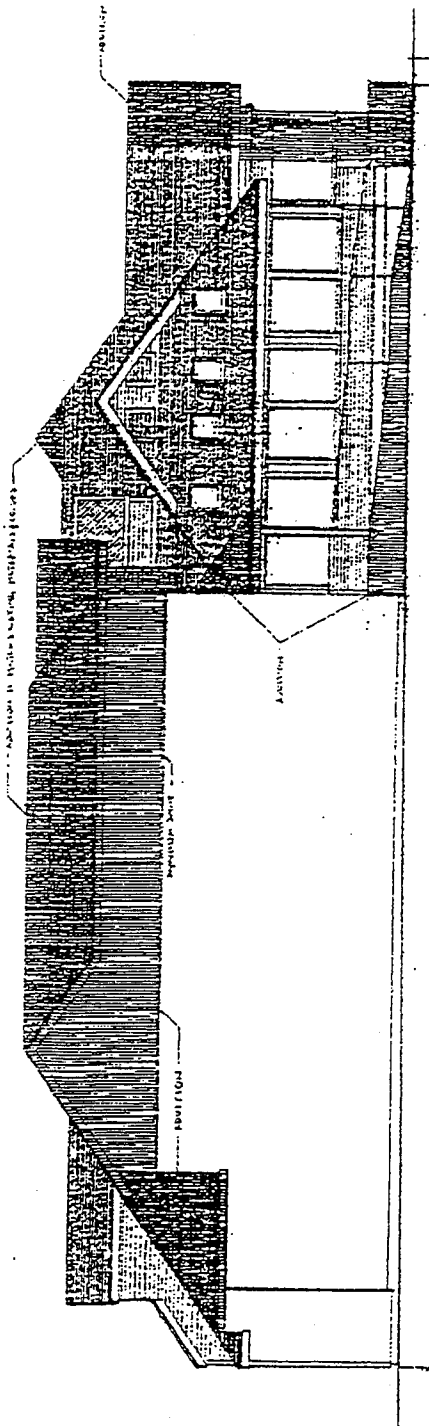


EXHIBIT

Second Floor Plan - 2164 Center St

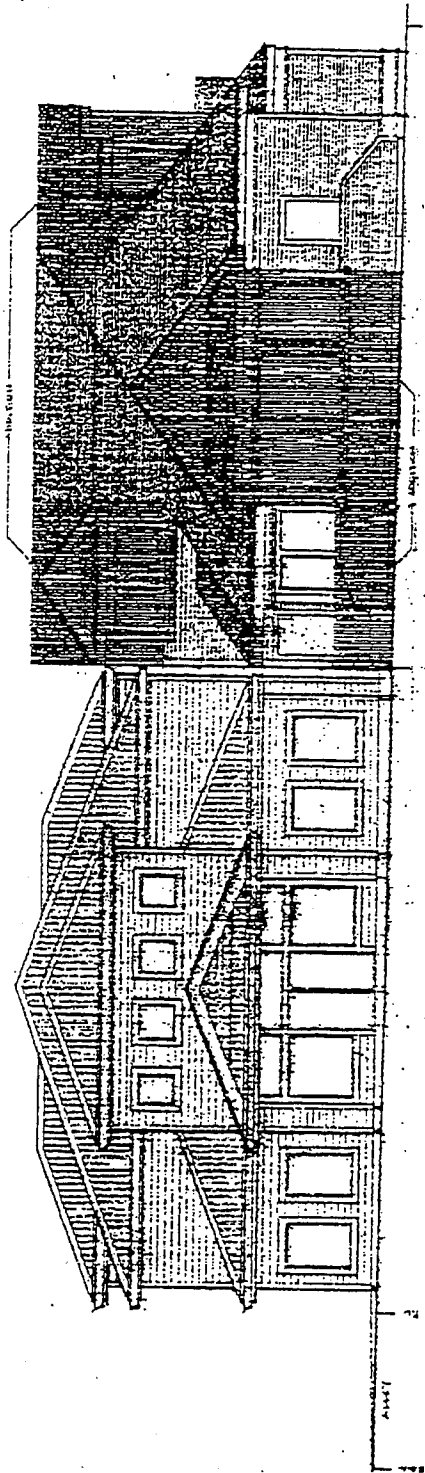
6-67

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



EAST ELEVATION

ADDITION TO EXISTING BUILDING



NORTH ELEVATION

NORTH ELEVATION

ADDITION TO EXISTING BUILDING

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



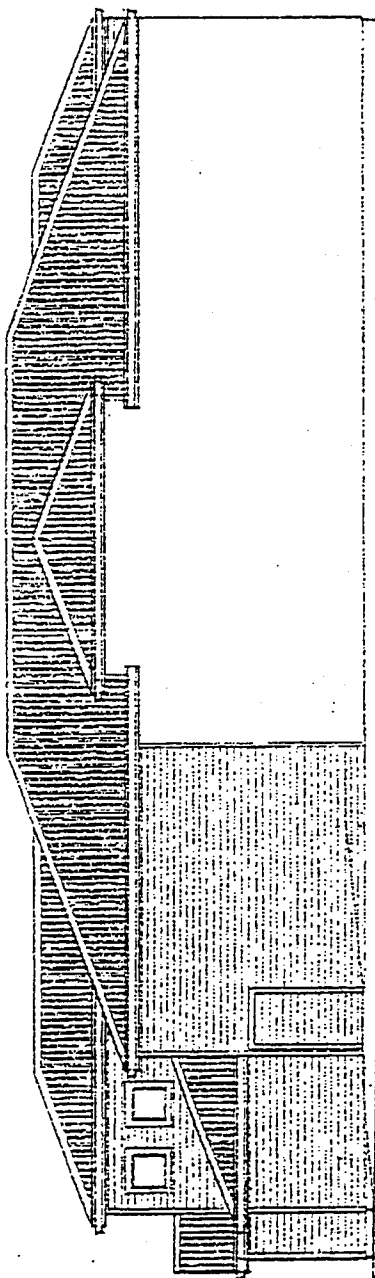
EXHIBIT

Elevations

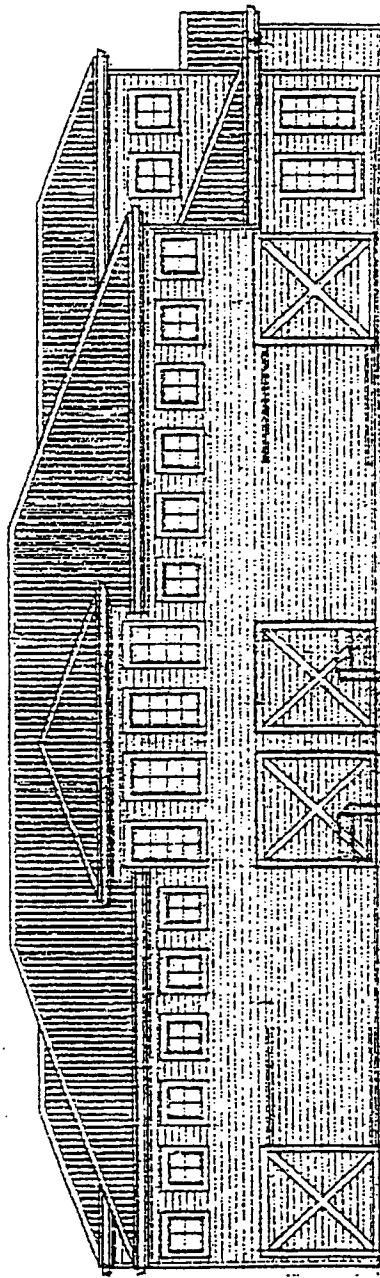
41 C-5

6-68

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



W.C.O. WEST ELEVATION  
Scale: 1/8"



W.C.O. EAST ELEVATION  
Scale: 1/8"

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



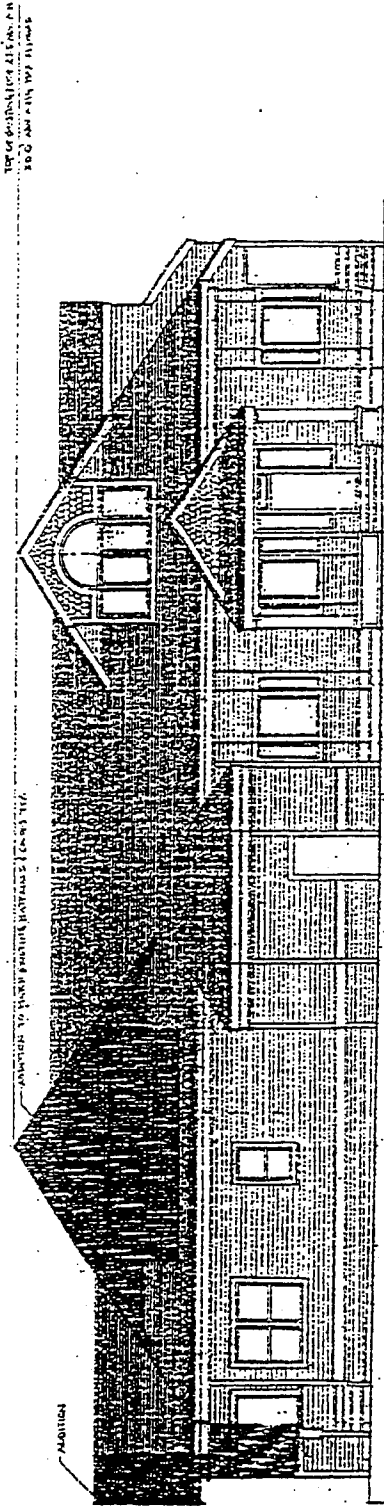
EXHIBIT

Elevations

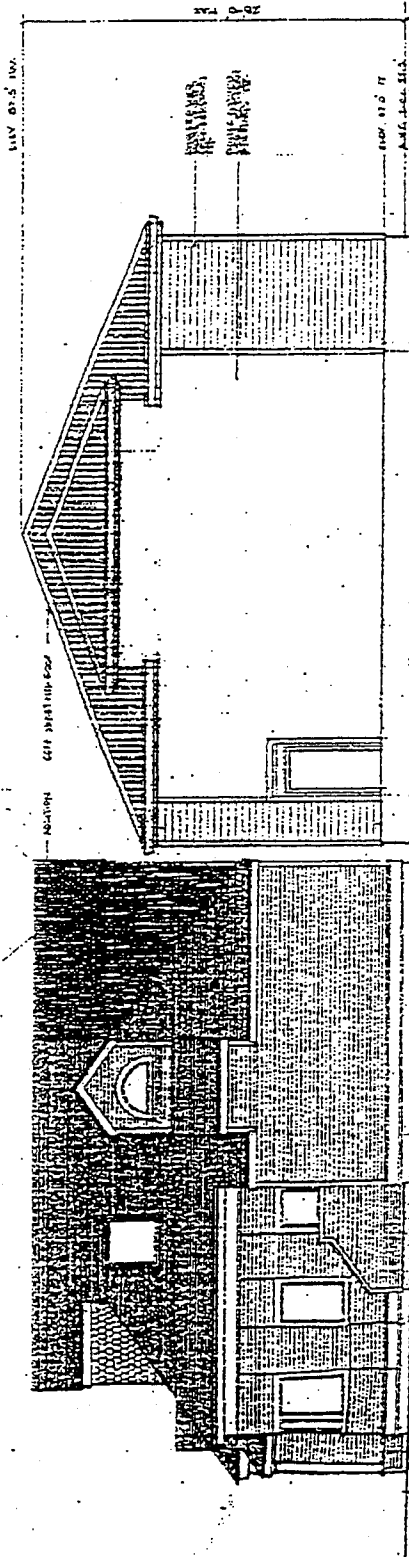


6-69

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



WEST ELEVATION  
WITH ADDITION TO EXISTING BUILDING



SOUTH ELEVATION  
WITH ADDITION TO EXISTING BUILDING

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



EXHIBIT

Elevations

0-5  
43

6-70

OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATIONP.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
510 553-6624 Fax: (916) 553-6624  
shoo@cno.parks.ca.gov

October 25, 2000

Department of Planning and Building  
Environmental Division  
County Government Center  
Room 310  
San Luis Obispo CA 93408-2040

RECEIVED

To whom it may concern:

C.B.O Inc. Minor Use Permit: D990152P

Although we understand that the Negative Declaration (ND) prepared for the above-referenced project has already been finalized, we respectfully submit the comments below for consideration by the San Luis Obispo County Board of Supervisors at their hearing on this matter, which we have been informed is scheduled for November 7, 2000. The State Office of Historic Preservation has broad responsibility for the implementation of federal and state historic preservation programs in California. The OHP is interested in this project because it has the potential to impact historical resources possibly eligible for listing in the California Register of Historical Resources.

We are commenting on the adequacy of the ND prepared for this project for two reasons. First, it is our opinion that errors made in the street addresses for the properties involved render the ND misleading to the public and therefore inadequate. And, second, we feel that the preparation of an ND for this project is in error and an Environmental Impact Report (EIR) would be the appropriate documentation needed to fulfill the County's obligations under the California Environmental Quality Act (CEQA).

The cover page for the ND (dated June 9, 2000) clearly states that the property at 2150 Center Street would be demolished while the property at 2164 Center Street would be remodeled. However, the Initial Study, which has appropriately been made a part of the ND, states that the "existing bicycle shop," which we understand to be the property at 2164 Center Street, would be demolished, and the "Ian's Building," which we understand to be the property at 2150 Center Street, would have no changes "made to the exterior of the building other than minor cosmetic changes." As you can see simply from the confusing nature of my attempt in this letter to explain the discrepancies in the ND, this situation is extremely misleading. In fact, we chose not to comment on the ND during the document's stated comment period because we believed the statement made on the cover page and did not realize there was a discrepancy until we performed our own research on the street addresses for the properties in question and found the error.

To rectify this situation in the future, we would suggest that only one type of identifier be used consistently throughout your environmental documents rather than reverting from street address to common property name as was done in this ND. As a result of the misleading nature of the error made in this ND, it is our opinion that its adequacy

Ch  
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6-71

has been compromised and it clearly does not meet the intent of CEQA in providing the public and decision-makers with necessary information about a project and its potential impacts. Obviously, there could very well have been other individuals and organizations who, like us, took the ND's cover sheet at face value, understood that the building at 2164 Center Street was to be retained and remodeled, and chose not to comment. Such persons should appropriately be given an opportunity to comment prior to approval of the project.

However, the errors made in the ND rendering it inadequate make up only a portion of our concern about the environmental review conducted for this project. In fact, it is our opinion that the property located at 2164 Center Street was improperly evaluated for CEQA purposes.

CEQA Statute (PRC, Section 21084.1) states, "For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The ND prepared for this project, in reply to this requirement to evaluate properties against the California Register criteria, states that because the property at 2164 Center Street has been remodeled extensively, it would not qualify as historically significant based on those criteria. Unfortunately, the ND does not explain what the changes made during the remodels entailed. However, we understand from a concerned San Luis Obispo citizen, that the exterior of the property remains in much the same condition as it did historically and that the vast majority of changes that have been made to it only effected the interior of the property. Although we further understand that some additions were made to the property that have changed the exterior, these changes may in and of themselves have become historic over time and, unless they dramatically altered the portions of the building than can be viewed from the public thoroughfare, would not be considered to have impacted the integrity of the property to the point that it would lose its eligibility.

As our office is the office that administers the California Register of Historical Resources program and analyzes nominations prepared for that program, we are well qualified to assess the issue of historic integrity in relation to retention of eligibility for listing in the California Register. The California Register implementing regulations (California Code of Regulations, Section 4852(c)) state, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in Section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance." Generally, our office advises that one way to approach this requirement is to ask the question: Would a person who is contemporary with the building's period of significance recognize it in its present form as the same building? Additionally, this issue of historical integrity for the most part only applies to the exterior of the building. The rare instances when this would not be the case come into play only for those types of resources that have dramatic, character-defining features on the interior or are major public spaces, such as historic movie theaters and government buildings. In this instance, this property was once a home and is now a commercial space, neither of which would meet these guidelines and require the retention of interior integrity in order to be considered eligible.

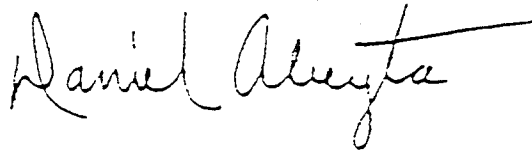
6-71

Furthermore, your own ND would seem to support this argument in that it does not consider the changes proposed to be made to the property at 2150 Center Street to be significant because they will for the most part only impact the interior of the property. In this respect, we agree with the finding that the proposed project would not have a significant adverse impact on the property at 2150 Center Street. Obviously, if you find that interior modifications have impacted the historic property at 2164 Center Street to the point that it no longer is eligible for listing in the California Register, then you should further find that the interior modifications proposed for the building at 2150 Center Street have the potential to be a significant adverse impact.

As a result of the misleading nature of the ND and the inaccurate evaluation of the property at 2164 Center Street, it is our opinion that a new environmental document should be prepared for this project and circulated for public comment. Further, we argue that such a document should be an EIR rather than an ND, as the proposed demolition of the property at 2164 Center Street could be considered a significant adverse impact on the environment.

Thank you for the opportunity to comment on this project. Please feel free to contact Jenan Saunders of my staff at (916) 653-9432 with any questions. We request that any public notices or documentation prepared for this project be forwarded to our office for review.

Sincerely,



Daniel Abeyta, Acting  
State Historic Preservation Officer

6-72  
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FROM :

PHONE NO. :

6-73

Jul. 28 2000 03:01PM P2

2164 CENTER ST. CAMBRIA, CA

### HISTORY & CONTEXT

Built in 1931 by Milton Mayfield to house his nurse, to whom he later became engaged. Mayfield died before the wedding and the house was rented to a doctor. In 1937, the house was bought by newlyweds Wilfred and Hazel Lyons for \$2,000. The Lyons both worked for William Randolph Hearst. Hazel worked in housekeeping attending to the many well known guests of the era such as; Clarke Gable, Bing Crosby and Charlie Chaplin. Wilfred worked as a driver and transported Hearst's guests. He also did grounds work and manned the gatehouse to the castle entrance. These lifelong Cambrians are part of the historical connection that Cambria has to Hearst Castle. Wilfred, in his eighth decade, still lives in Cambria and is our living history book. Hazel is lovingly remembered and missed. To know the Lyons is to know the best of Cambria. They, like their home, represent a period of our history that is worth holding onto.

### ARCHITECTURE & MERIT

The house is a Craftsman Bungalow style that was popular from 1900 to 1930. The excerpt from McAlister's Guide To American Homes, gives additional detail and indicates that "few were built after 1930". Of the homes that remain in the center of east village there are only three that were built between 1900 and 1935. Two are Craftsman Bungalow from the early 1930s (The Bike Shop & Fermentations). The third is Spanish Eclectic from the 1920s (Robin's). All are stucco finish which was common to the style and the Craftsman homes were built during the depression which influenced their economy of space and simplicity. As you walk from Burton Dr. to Center St., you can visually see how architecture changed over a fifty year period: from The Squibb House-1877 to Robin's-1920s to The Bike Shop-1930s. These former houses plus Ian's, all within the same block, are the neighborhoods connection to its residential past. Should it be torn down just because it's been deemed "too small" and be replaced by an over-sized structure that is made to look old and has no history. Should we regard this as "progress"? These three houses need to be included on the county's historical list.

### ENCOURAGE RESTORATION

It is possible to build a case to either demolish or restore any structure. "The glass is half full or half empty" The article from this month's Preservation News indicates that other communities in California are facing this same loss of historical identity. The houses that are being lost are the same style as The Bike Shop. If we didn't restore places because they "needed work" or "changes were made", none of the projects would have been done on Burton Dr. or Main St. that reflect a commitment on the part of individuals to preserve the history and identity of our community. It is critical that the county and the services district find ways to encourage and affirm preservation.

THE CAMBRIA HISTORICAL SOCIETY

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6-74



ROBIN'S RESTAURANT  
4095 BURTON DRIVE, CAMBRIA, CA. 93428  
(805) 927-5007. FAX (805) 927-1320  
email: robinsrestaurant.com

Oct. 3, 2000

To Whom it may concern,

I receive approximately 5-6 deliveries per day for Mondays, Wednesdays, Thursdays and Saturdays. I receive approximately 8-10 deliveries on Tuesdays and Fridays.

Sincerely,

Robin Covey  
Proprietor  
Robin's Restaurant

6-74  
40

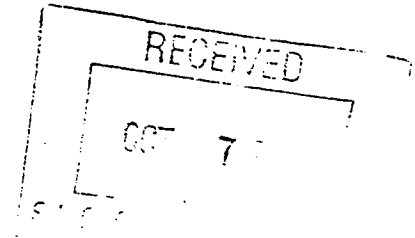
**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@ohp.parks.ca.gov



October 25, 2000

Department of Planning and Building  
Environmental Division  
County Government Center  
Room 310  
San Luis Obispo CA 93408-2040



To whom it may concern:

C.B.O Inc. Minor Use Permit; D990152F

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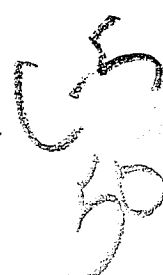
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However, the errors made in the ND rendering it inadequate make up only a portion of our concern about the environmental review conducted for this project. In fact, it is our opinion that the property located at 2164 Center Street was improperly evaluated for CEQA purposes.

CEQA Statute (PRC, Section 21084.1) states, "For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The ND prepared for this project, in reply to this requirement to evaluate properties against the California Register criteria, states that because the property at 2164 Center Street has been remodeled extensively, it would not qualify as historically significant based on those criteria. Unfortunately, the ND does not explain what the changes made during the remodels entailed. However, we understand from a concerned San Luis Obispo citizen, that the exterior of the property remains in much the same condition as it did historically and that the vast majority of changes that have been made to it only effected the interior of the property. Although we further understand that some additions were made to the property that have changed the exterior, these changes may in and of themselves have become historic over time and, unless they dramatically altered the portions of the building than can be viewed from the public thoroughfare, would not be considered to have impacted the integrity of the property to the point that it would lose its eligibility.

As our office is the office that administers the California Register of Historical Resources program and analyzes nominations prepared for that program, we are well qualified to assess the issue of historic integrity in relation to retention of eligibility for listing in the California Register. The California Register implementing regulations (California Code of Regulations, Section 4852(c)) state, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in Section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance." Generally, our office advises that one way to approach this requirement is to ask the question: Would a person who is contemporary with the building's period of significance recognize it in its present form as the same building? Additionally, this issue of historical integrity for the most part only applies to the exterior of the building. The rare instances when this would not be the case come into play only for those types of resources that have dramatic, character-defining features on the interior or are major public spaces, such as historic movie theaters and government buildings. In this instance, this property was once a home and is now a commercial space, neither of which would meet these guidelines and require the retention of interior integrity in order to be considered eligible.





6-77

Page 3

Department of Planning and Building, Environmental Division

Furthermore, your own ND would seem to support this argument in that it does not consider the changes proposed to be made to the property at 2150 Center Street to be significant because they will for the most part only impact the interior of the property. In this respect, we agree with the finding that the proposed project would not have a significant adverse impact on the property at 2150 Center Street. Obviously, if you find that interior modifications have impacted the historic property at 2164 Center Street to the point that it no longer is eligible for listing in the California Register, then you should further find that the interior modifications proposed for the building at 2150 Center Street have the potential to be a significant adverse impact.

As a result of the misleading nature of the ND and the inaccurate evaluation of the property at 2164 Center Street, it is our opinion that a new environmental document should be prepared for this project and circulated for public comment. Further, we argue that such a document should be an EIR rather than an ND, as the proposed demolition of the property at 2164 Center Street could be considered a significant adverse impact on the environment.

Thank you for the opportunity to comment on this project. Please feel free to contact Jenan Saunders of my staff at (916) 653-9432 with any questions. We request that any public notices or documentation prepared for this project be forwarded to our office for review.

Sincerely,



Daniel Abeyta, Acting  
State Historic Preservation Officer

CF  
51

6-78



## SAN LUIS SECURITY SYSTEMS

2415-E VILLAGE LANE  
P.O. BOX 731  
CAMBRIA, CA 93428  
805-927-8688  
LICENSE NO. LA-00795

San Luis Obispo County Board of Supervisors

November 7, 2000

My name is Jim Seagle,

I am speaking in favor of the Cambria Bicycle Outfitters remodel project.

I have lived in Cambria and owned a business in the east village for over 21 years.

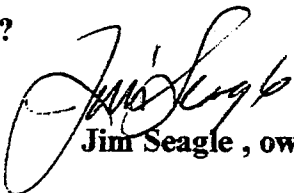
CBO is a business that brings visitors to Cambria as it is the headquarters for other branches in the country.

They have their own parking for employees and delivery trucks that most other businesses in town do not have.

They employ many young people that ride bikes to work and they give them good pay with benefits that very few other business can or will do.

And the building project ties in with the architecture of the east village.

So Where Is The Beef ????????

  
Jim Seagle, owner

CS  
52

6-79



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

BRYCE TINGLE, AICP  
ASSISTANT DIRECTOR

ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH  
CHIEF BUILDING OFFICIAL

November 21, 2000

Ken Topping  
Cambria Community Services District  
P.O. Box 65  
Cambria, CA 93428

Subject: C.B.O., Inc (D990152P) re-referral to CCSD (water, sewer, and fire)

Dear Mr. Topping:

This letter is in response to your request for a new referral of C.B.O., Inc (D990152P) to CCSD water, sewer, and fire. The County has received letters assuring the availability of water and sewer for this project on November 17, 1999. The County also received an approved Fire Plan Review from Steven Bitto dated January 15, 2000 (see attached letters).

The Cambria Bicycle Outfitters (CBO), Inc. Minor Use/Coastal Development Permit was approved on August 18, 2000 (D990152P) and authorizes the following: 1) remodeling an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolishing an existing building and construction of an 4,697 square foot commercial building (at 2164 Center Street), in the community of Cambria. Bruce Black, et. al., appealed the Hearing Officer's approval of this project and that appeal was heard by the Board of Supervisor's on November 7, 2000. The hearing was continued to January 9, 2001 to allow for revision and recirculation of the Negative Declaration. The project is appealable to the Coastal Commission because it is a Visitor Serving Area and a Coastal Special Community.

Attached are two referral packets for review by CCSD water and sewer and the Cambria Fire Department. If the information contained in these packets is not sufficient for your review, please call me to discuss what additional information is necessary. Please return the referral cover page with your comments no later than December 8, 2000 so that we may have adequate time to address the comments received.

If you have questions or concerns, please do not hesitate to contact me at 781-5716.

Sincerely,

*Martha Neder*

Martha Neder,  
Planning Technician

C5  
53

6-80

CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:

DONALD VILLENEUVE, President  
HELEN MAY, Vice President  
LOU BLANCK  
PETER CHALDECOTT  
KAT MC CONNELL



OFFICERS:

KENNETH C. TOPPING  
General Manager  
PAULETTE NIGHSWONGER  
District Secretary  
MARGARET SOHAGI  
Legal Counsel

1316 Tamson Drive, Suite 201, PO BOX 65, CAMBRIA, CA 93428  
Telephone (805) 927-6223, FAX (805) 927-5584

November 17, 1999

Clay Akey  
2164 Center St.  
Cambria CA 93428

Subject: WATER AND SEWER AVAILABILITY for the REMODEL of  
2150 Center Street, Cambria, (APN 013.262.001 )

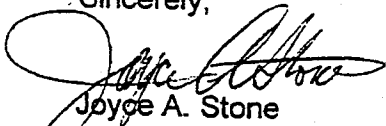
Dear Mr. Akey,

You have applied to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District (CCSD).

I have reviewed the plans that you have provided. This property is currently receiving water and sewer service from CCSD with an allocation of 8.68 EDUs. The remodel described above will not change the existing water and sewer service status of the facility nor exceed the EDU allocation. **Under current District regulations, as long as the proposed addition does not create an additional separate dwelling unit, it is appropriate for the County to proceed with your permit application for the proposed remodel.**

If there are any questions, please contact me at 927-6223.

Sincerely,

  
Joyce A. Stone  
Senior Clerical Assistant

CC: Ben Boer, Water Conservation Officer

C-5  
31

6-81

CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:

DONALD VILLENEUVE, President  
HELEN MAY, Vice President  
LOU BLANCK  
PETER CHALDECOTT  
KAT MC CONNELL



OFFICERS:

KENNETH C. TOPPING  
General Manager  
PAULETTE NIGHSWONGER  
District Secretary  
MARGARET SOHAGI  
Legal Counsel

1316 Tamson Drive, Suite 201, PO BOX 65, CAMBRIA, CA 93428  
Telephone (805) 927-6223, FAX (805) 927-5584

November 17, 1999

Clay Akey  
2164 Center St.  
Cambria CA 93428

Subject: WATER AND SEWER AVAILABILITY for the REMODEL of  
2164 Center Street, Cambria, (APN 0 13.262.002 )

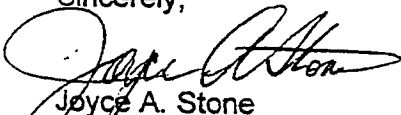
Dear Mr. Akey,

You have applied to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District (CCSD).

I have reviewed the plans that you have provided. This property is currently receiving water and sewer service from CCSD with an allocation of 1.0 EDU. The remodel described above will not change the existing water and sewer service status of the facility. Under current District regulations, as long as the proposed addition does not create an additional separate dwelling unit, it is appropriate for the County to proceed with your permit application for the proposed remodel.

If there are any questions, please contact me at 927-6223.

Sincerely,

  
Joyce A. Stone  
Senior Clerical Assistant

CC: Ben Boer, Water Conservation Officer

CS  
50

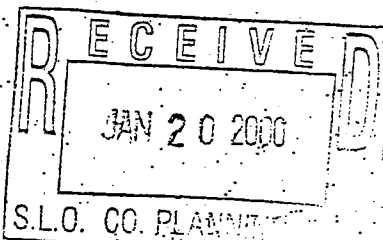
6-82

(u)



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AI  
DIRECTOR  
BRYCE TINGLE, AICP  
ASSISTANT DIRECTOR  
ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR  
BARNEY MCCAY  
CHIEF BUILDING OFFICIAL  
PATRICK BRUN  
ADMINISTRATIVE SERVICE OFFICER



THIS IS A NEW PROJECT REFERRAL

DATE: 12/3/99

TO: Cambria CSD (Dine)

C.B.O. Inc 10990152P

Project Name and Number

FROM: Coastal Team

Development Review Section (Phone: 781-5183)

PROJECT DESCRIPTION: Remodel old gas restaurant, demolish existing bicycle shop and rebuild.

Return this letter with your comments attached no later than: 12/17/99

**PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?**

☐ YES (Please go on to Part II)

☒ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

**PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

☐ NO (Please go on to PART III)

☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

**PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.** Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

SEE ATTACHMENT

1-15-00

Name

Steve Bito

Phone

927-6240 ex12

*C730*



6-83  
**Cambria Fire Department**

2850 Burton Dr., Cambria, CA 93428 • Headquarters: (805) 927-6240 Emergency: 911  
Fire Chief Curtis J. Hatton

---

Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93401

**FIRE PLAN REVIEW**

Date: 1-15-2000

Building owners Name: Cambria Bicycle Outfitters

APN# 13-262-001 & 002

Project Address: 2164 Center St., Cambria, CA

Building Permit Number: D990152

Total Square Footage of Project: Ians 5546.5 & C.B.O. 4697.5

Is Sprinkler System required: Yes 100% Coverage in buildings over 5000 Sq. Ft.

24 hour supervised monitored system required: Yes

Nearest Fire Hydrant:

Location: Center St. and West St.

Distance: On property corner

Secondary Fire Hydrants:

Location: Burton Dr. next to Chevron

Distance: 400 Aprox.

Driveway Access: None Grade: N/A

Turnarounds required: No

COMMENTS: See attached pages.

APPROVED - YES

J. Steven Bitto  
Fire Prevention Officer

C5  
57

6-84

### Fire Sprinklers

Buildings greater than 5000 square feet are required to be sprinklered. All fire sprinkler systems shall be designed and installed in accordance with the NFPA Standard 13, and shall be maintained as required by the Uniform Fire Code.  
C.C.S.D. Ord. 7-84

### Fire Alarm System

An approved Fire Alarm System shall be installed. All Fire-alarm systems shall be supervised by an approved central proprietary or remote station service.  
C.C.S.D. Ord. 7-84

### Final Inspections

All fire alarm, fire sprinkler systems, and other fire protection systems shall meet the approval of the Cambria Fire Department as to installation, location and shall be subject to such periodic test as required by the Chief. Plans and specifications shall be submitted for review and approval prior to construction. UFC 1001.3

### Addressing

All projects, prior to final inspection approval, shall comply with Title 20, Address and Road Name Ordinance. Appropriate addresses, road names and signs shall be installed prior to final inspection. Numbers shall contrast with their background. UFC 901.4.4

### Fire Safety During Construction

Fire extinguishers shall be provided for buildings under construction. The number and type of extinguishers shall be determined by the Chief, and the type of extinguisher shall be suitable for the type of hazard present. UFC 8704.4.2

### Fire Extinguishers

A minimum of one 2-A-10:BC extinguisher for every floor is required. Travel distance shall not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached. T19 Sec.3.29

### Exiting Requirements

Exit signs required over all exits.

No storage allowed under stairway unless one hour construction.  
UFC 1207.3

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6-85

Obstructions

The required width of any fire apparatus access road (ALLEY) shall not be obstructed in any manner, including the parking of vehicles. These widths shall be maintained at all times. UFC 902.2.4.1

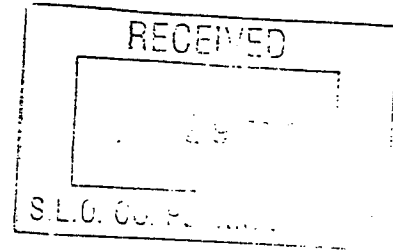
All areas that are posted NO PARKING shall remain, and shall be maintained as such. There will be no parking allowed on Center St. West St. or in the Alley.

If occupancy type changes in the future we will require another Fire Plan Review be done.

6-85

6-86

**Forrest George Warren**  
5079 SANTA ROSA CREEK ROAD  
CAMBRIA, CA 93428  
Home Phone 805-927-3271



November 21, 2000

Ms. Martha Needer, County Planner  
San Luis Obispo County Department of Planning and Building  
County Government Center  
San Luis Obispo, California 93408

RE: CAMBRIA BICYCLE OUTFITTERS:PROJECT D-990152P

This to to put you on notice that an application to place the buildings at 2164 Center Street, Cambria, California on the State Historic Register with the Department of Parks and Recreation has been officially started as of November 17, 2000.

Enclosed is a copy of the Primary Record and enclosures for your record.

Forrest G. Warren

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6-87

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page \_\_\_\_ of \_\_\_\_ \*Resource Name or #: (Assigned by recorder) WILFORD LYONS HOUSE

P1. Other Identifier: \_\_\_\_\_  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
\*a. County SAN LUIS OBISPO and (P2c, P2a, and P2b or P2c. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M.  
c. Address 2164 CENTER ST City CAMBRIA Zip 93428  
d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
1930'S STUCCO ARTS & CRAFTS BUNGALOW, 1000 SF, 50' X 100' LOT IN THE HISTORIC CENTER OF THE EAST VILLAGE OF CAMBRIA. ONE OF TWO LEFT IN THE DOWNTOWN AREA FROM THAT TIME PERIOD

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (list, etc.)



P5b. Description of Photo: (view, data, accession #)  
1930'S / 70 YEARS  
\*P6. Date Constructed/Age and  
Source: ☒ Historic ☐ Prehistoric  
☐ Both

\*P7. Owner and Address:  
CLAY AKEV  
2164 CENTER ST  
CAMBRIA CA 93428  
\*P8. Recorded by: (Name, affiliation, and address) CAMBRIA HISTORICAL SOCIETY  
FORREST WARREN  
P.O. BOX 906  
CAMBRIA, CA 93428  
\*P9. Date Recorded: 11-15-00

\*P10. Survey Type: (Describe)  
CALIFORNIA REGISTER

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") NONE

\*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

6-87

6-88

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATIONPrimary #  
HRI#

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page \_\_\_\_\_ of \_\_\_\_\_ \*NRHP Status Code 7  
 \*Resource Name or # (Assigned by recorder) \_\_\_\_\_  
 B1. Historic Name: WILFRED LYONS HOUSE  
 B2. Common Name: 3164 CENTER ST  
 B3. Original Use: HOME B4. Present Use: BIKE SHOP  
 \*B5. Architectural Style: ARTS + CRAFTS BUNGALOW  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:

B9a. Architect: MAYFIELD b. Builder: MAYFIELD  
 \*B10. Significance: Theme ONE OF TWO ARTS + CRAFTS BUNGALOWS REMAINING IN THE CENTER  
 Period of Significance 1903 Property Type RES. INC Applicable Criteria 2 + 3  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

SEE ATTACHED:

- \* ONE OF TWO ARTS + CRAFTS BUNGALOWS REMAINING IN THE CENTER OF THE OLD EAST VILLAGE
- \* SIGNIFICANT CONNECTION TO LOCAL PERSONS ASSOCIATED WITH LOCAL HISTORY AND COMMUNITY'S CONNECTION WITH HEARST CASTLE.
- \* DURING PERIOD OF SIGNIFICANCE MR. LYONS WORKED FOR WILLIAM RANDOLPH HEARST AT THE CASTLE IN VARIOUS TASKS

B11. Additional Resource Attributes: (List attributes and codes) HP2

\*B12. References:  
 ATTACHED: \* MCALESTER + MCALESTER 1934 pg 453-455  
 \* DAWN DUNLAP - LOCAL HISTORIAN  
 \* WILFRED LYONS - LETTER

B13. Remarks:  
 \* slated for DEMOLITION

\*B14. Evaluator: DAWN DUNLAP

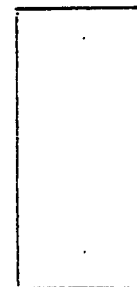
\*Date of Evaluation: 11-15-80

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

CENTER ST

\* 3164



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62

6-89

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary #  
HRI#

LOCATION MAP

Trinomial

Page \_\_\_\_\_ of \_\_\_\_\_

\*Resource Name or # (Assigned by recorder)

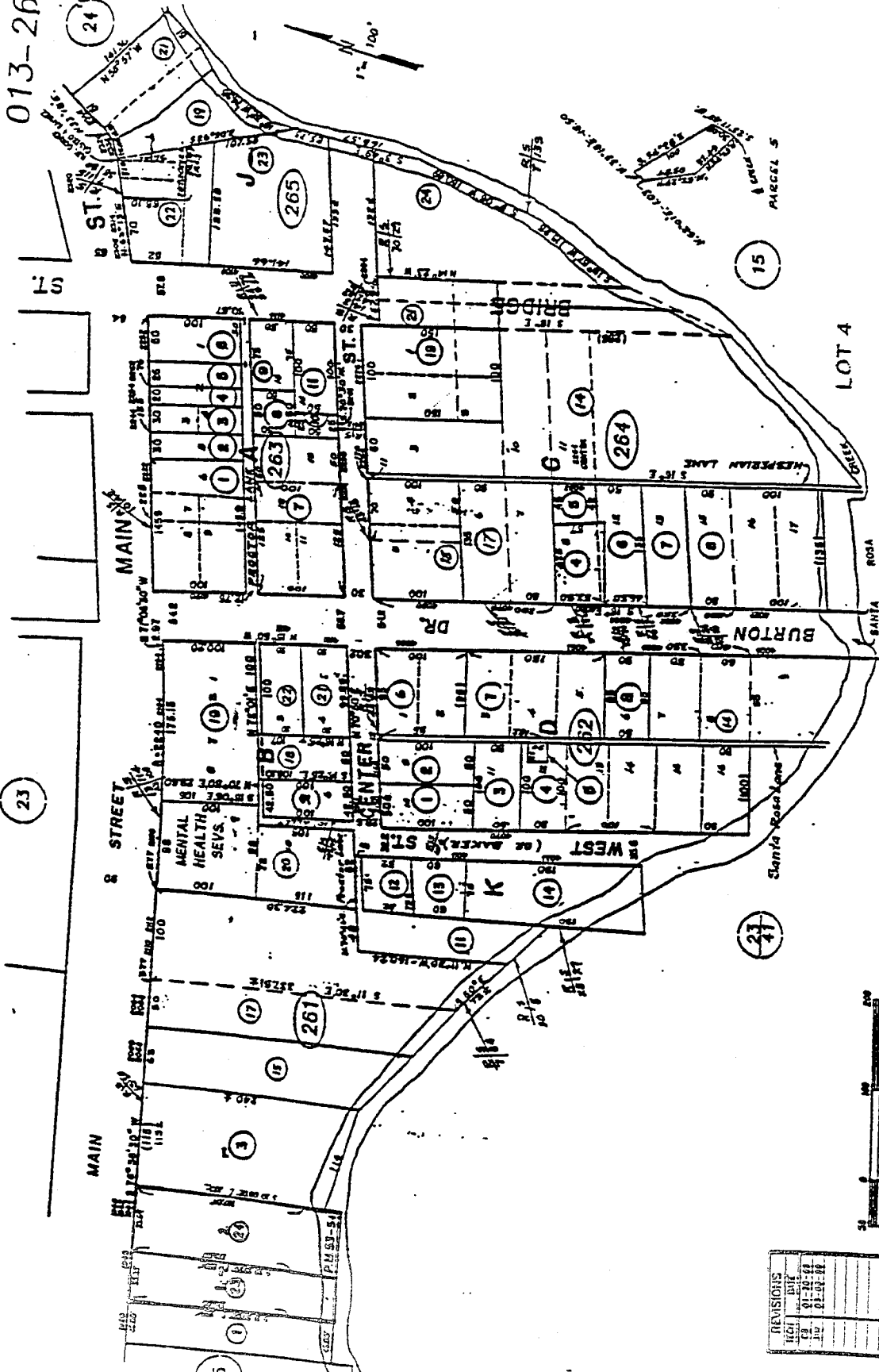
WILFORD LYON'S HOUSE

\*Map Name: ASSESSOR'S MAP

\*Scale: \_\_\_\_\_

\*Date of map: 3-9-99

PARCEL # 013-262-002



CAMBRIA  
ASSESSOR'S MAP COUNTY OF  
SAN JUAN BAPTIST, CA.  
BRAN 111 PART 9K

REVISIONS	
1	01-20-01
2	01-20-01
3	01-20-01
4	01-20-01
5	01-20-01
6	01-20-01
7	01-20-01
8	01-20-01
9	01-20-01
10	01-20-01

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

635

6-90

2164 CENTER ST. CAMBRIA, CA

### HISTORY & CONTEXT

Built in 1931 by Milton Mayfield to house his nurse, to whom he later became engaged. Mayfield died before the wedding and the house was rented to a doctor. In 1937, the home was bought by newlyweds Wilfred and Hazel Lyons for \$2,000. The Lyons both worked for William Randolph Hearst. Hazel worked in housekeeping attending to the many well known guests of the era such as; Clarke Gable, Bing Crosby and Charlie Chaplin. Wilfred worked as a driver and transported Hearst's guests. He also did grounds work and manned the gatehouse to the castle entrance. These lifelong Cambrians are part of the historical connection that Cambria has to Hearst Castle. Wilfred, in his eighth decade, still lives in Cambria and is our living history book. Hazel is lovingly remembered and missed. To know the Lyons is to know the best of Cambria. They, like their home, represent a period of our history that is worth holding onto.

### ARCHITECTURE & MERIT

The house is a Craftsman Bungalow style that was popular from 1900 to 1930. The excerpt from McAlesters Guide To American Homes gives additional detail and indicates that "few were built after 1930". Of the homes that remain in the center of east village there are only three that were built between 1900 and 1935. Two are Craftsman Bungalow from the early 1930s ( The Bike Shop & Fermentations) . The third is Spanish Eclectic from the 1920s (Robin's) All are stucco finish which was common to the style and the Craftsman homes were built during the depression which influenced their economy of space and simplicity. As you walk from Burton Dr. to Center St. , you can visually see how architecture changed over a fifty year period; from The Squibb House-1877 to Robin's-1920s to The Bike Shop-1930s. These former houses plus Ian's, all within the same block, are the neighborhoods connection to its residential past. Should it be torn down just because it's been deemed "too small" and be replaced by an oversized structure that is made to look old and has no history. Should we regard this as "progress"? These three house need to be included on the county's historical list.

### ENCOURAGE RESTORATION

It is possible to build a case to either demolish or restore any structure. "The glass is half full or half empty" The article from this month's Preservation News indicates that other communities in California are facing this same loss of historical identity. The houses that are being lost are the same style as The Bike Shop. If we didn't restore places because they "needed work" or "changes were made", none of the projects would have been done on Burton Dr. or Main St. that reflect a commitment on the part of individuals to preserve the history and identity of our community. It is critical that the county and the services district find ways to encourage and affirm preservation.

THE CAMBRIA HISTORICAL SOCIETY

CS  
CH

6-91

AUGUST 16, 2000

MS. MARTHA NEEDER, COUNTY PLANNER  
SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CALIFORNIA  
93408

RE: CAMBRIA BICYCLE OUTFITTERS; PROJECT D-990152P

DEAR MS. NEEDER,

I AM A CAMBRIA NATIVE AND VERY INTERESTED IN CAMBRIA'S HISTORY AND THE PRESERVATION OF SAME. I FIND THE PROJECT REFERENCED ABOVE THAT MR. CLAY ACHEY HAS PROPOSED TO BE APPALLING.

THE STUCCO HOUSE THAT MR. ACHEY IS PROPOSING TO TEAR DOWN WAS BUILT IN 1931 BY MR. MILTON MAYFIELD, A GRANDSON OF ONE OF CAMBRIA'S FOUNDERS, MR. WILLIAM LEFFINGWELL, SR.

WILLIAM AND EUNICE LEFFINGWELL AND THEIR SEVEN ADOLESCENT SONS AND DAUGHTERS ARRIVED IN CAMBRIA IN 1858. THEIR SUBSEQUENT CONTRIBUTION TO CAMBRIA WAS ENORMOUS. THEY OWNED AND OPERATED THE MAIN SAW MILL, THE GRIST MILL, A DAIRY AND A MINE. MR. LEFFINGWELL GAVE THE COMMUNITY THE LAND THAT IS STILL USED AS THE COMMUNITY CEMETERY.

THE LEFFINGWELL'S THIRD DAUGHTER, ROXANA MATILDA, MARRIED BENJAMIN FRANKLIN MAYFIELD IN THE 1860S AND THEY BIRTHED AND REARED SEVEN CHILDREN; MILTON MAYFIELD WAS THEIR OLDEST SON. THE MAYFIELD FAMILY DAIRIED AND RAISED PRIZE APPLES ON SAN SIMEON CREEK ROAD.

AT THE TURN OF THE CENTURY, MILTON MAYFIELD BOUGHT HIS OWN RANCH FARTHER UP SAN SIMEON CREEK. HE RAN A SUCCESSFUL DAIRY AND BRED FINE HORSES ON THIS RANCH FOR MANY YEARS. IN 1920, MR. MAYFIELD BOUGHT THE CHARLES IVENS HOUSE ON THE CORNER OF LEE AND CENTER STREETS IN CAMBRIA (PRESENTLY, THE SITE OF ANOTHER STUCCO BUILDING, THE SOUZA HOUSE AKA ROBIN'S RESTAURANT). HE BUILT A CORRAL AND ENCLOSURE ADJACENT TO THE HOUSE FOR HIS FINE SADDLE HORSES.

IN 1931, THE 68 YEAR OLD BACHELOR FELL IN LOVE AND BUILT THE STUCCO HOUSE REFERENCED ABOVE, FOR MILLIE, HIS BRIDE TO BE. MR. MAYFIELD COMPLETED THE HOUSE BUT, UNFORTUNATELY, HE PASSED AWAY BEFORE THE MARRIAGE TOOK PLACE. HIS HEIRS SOLD THE STUCCO HOUSE TO WILFRED AND HAZEL LYONS IN 1937 FOR \$2,000. A FEW YEARS LATER, THEY ADDED A THIRD BEDROOM TO THE HOUSE. THE LYONS REARED THEIR TWO DAUGHTERS, ENTERTAINED THEIR MANY FRIENDS (INCLUDING MY FAMILY), TOOK PRIDE IN THEIR LOVELY HOME AND ITS ADJACENT FLOWER GARDEN FOR NEARLY THIRTY YEARS.

CS  
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6-92

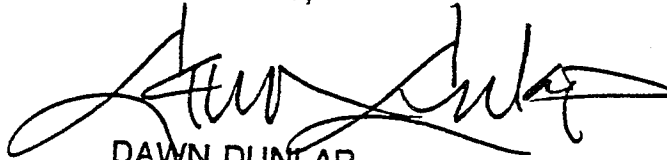
IN 1965, THE LYONS MOVED TO MR. LYONS' FAMILY HOME (YET ANOTHER CAMBRIA STUCCO) ON THE CORNER BRIDGE AND DAVIS STREETS. MR. LYONS' FATHER AND MOTHER WERE MERCHANTS IN CAMBRIA FOR OVER SIXTY YEARS. MR. LYONS AND HIS WIFE WORKED FOR MR. HEARST IN THE 1930S AND THEN AT HISTORIC SOTO'S MARKET FOR THE NEXT FORTY YEARS.

THE PRECEDING IS A BIT OF THE HISTORY OF THE PEOPLE ASSOCIATED WITH STUCCO HOUSE THAT MR. ACHEY PROPOSES TO TEAR DOWN AND REPLACE WITH A WAREHOUSE FOR BICYCLES. PLEASE DO NOT ALLOW THIS.

I ASK THAT YOU AND YOUR DEPARTMENT TAKE A LONG AND THOUGHTFUL LOOK AT WHAT WOULD BE THE BEST USE OF THE MAYFIELD/LYONS HOUSE AND ITS SITE. I ASK THAT YOU HAVE MR. ACHEY'S PROPOSAL BROUGHT BEFORE THE SAN LUIS OBISPO COUNTY PLANNING COMMISSION FOR A FULL REVIEW AND A PUBLIC MEETING.

I ALSO ASK THAT YOUR DEPARTMENT SET A POLICY REGARDING THE DOZEN EXTENT STUCCO HOUSES THAT WERE BUILT IN THE DOWNTOWN CAMBRIA BETWEEN 1919 AND 1940. PLEASE SET A POLICY REGARDING THEIR RESTORATION OR REPLACEMENT BEFORE ITS TOO LATE. THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,



DAWN DUNLAP  
P.O. BOX 6  
HARMONY, CALIFORNIA 93435

C-5  
W



6-93

November 1, 2000

Board of Supervisors  
County Government Center  
San Luis Obispo, CA

My name is Wilfred Lyons and I have been a Cambria resident for 88 years. The house at 2164 Center Street was built in 1931 by Milton Mayfield. I purchased the house in 1937 and lived there 29 years until 1965.

During our years there my wife, Hazel and I raised two daughters. In 1944, we added another bedroom to the back of the house. I worked for Mr. Hearst at the castle tending to the many fireplaces then ran the commissary for the construction crew and assigned workers their rooms in the 60 room bunkhouse. Later, I was gate man for the castle and kept track of Mr. Hearst's visiting guests.

As I look at the house from the street, it appears to be the same as it was almost 70 years ago when it was built and during the years that I lived there and holds many fond memories for me.

Sincerely,

Wilfred Lyons

C-6  
67

6-94

ECLECTIC HOUSES
Craftsman
1905-1930

# IDENTIFYING FEATURES

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).

## PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

**FRONT-GABLED ROOF**—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one-story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

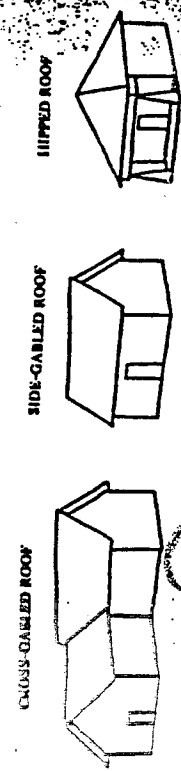
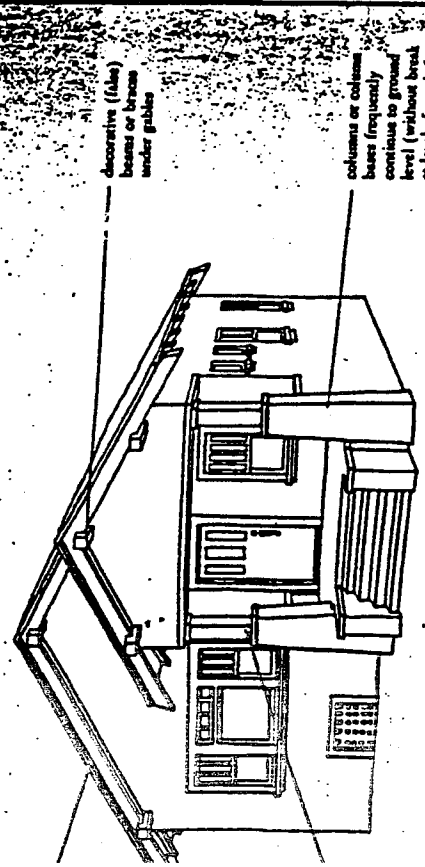
**CROSS-GABLED ROOF**—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

**SIDE-GABLED ROOF**—About one-third of Craftsman houses are of this subtype. Most are one-and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

**HIPPED ROOF**—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

## VARIANTS AND DETAILS

PO ROOF SUPPORTS—Columns for emphasis



Page 46

Pages 46-5

6-94

level and extend without break to a level well above porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Stone, clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination.

**ROOF-WALL JUNCTIONS**—Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; along *horizontal* edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes. Along the sloping, or rake, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

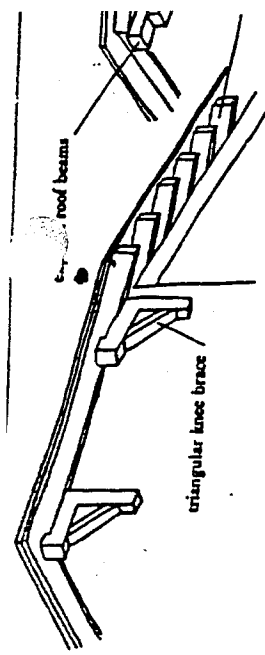
**OTHER DETAILS**—Craftsman doors and windows are similar to those used in vernacular Prairie houses (see page 442). Dormers are commonly gabled, with exposed rafter ends and braces such as are found at the main roof-wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and midwestern states. Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen.

## OCCURRENCE

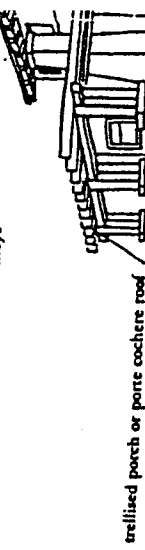
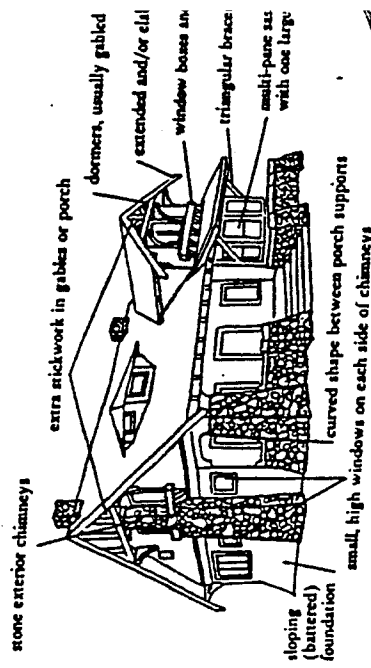
This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; few were built after 1930.

## COMMENTS

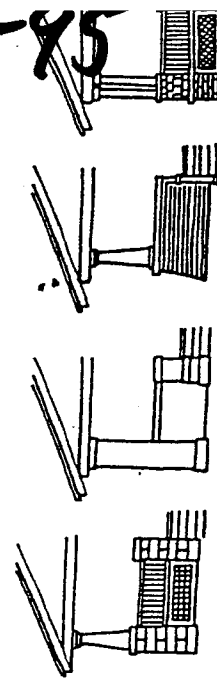
Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungalowoid style.



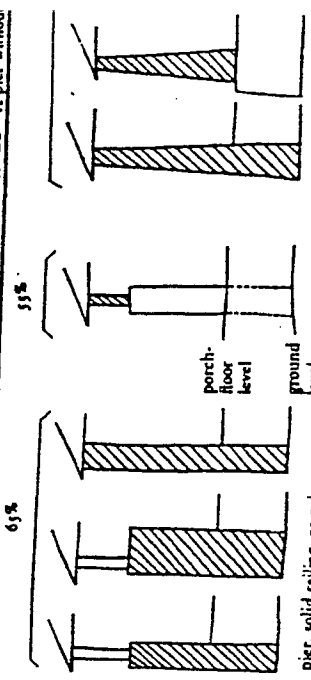
TYPICAL ROOF-WALL JUNCTIONS



TYPICAL ELABORATIONS



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS A pier without a porch



6-96



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

BRYCE TINGLE, AICP  
ASSISTANT DIRECTOR

ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH  
CHIEF BUILDING OFFICIAL

December 14, 2000

Ken Topping  
Cambria Community Services District  
P.O. Box 65  
Cambria, CA 93428

Subject: C.B.O., Inc (D990152P)

Dear Mr. Topping:

At the December 13, 2000 meeting with Shirley Bianchi regarding C.B.O., Inc, you mentioned that CCSD has concerns with the project relating to water, wastewater, fire, trash, circulation, and MtBE. Please provide more information on these concerns so that they may be adequately addressed.

The C.B.O., Inc appeal continuation is scheduled to be heard on January 9, 2001. It is not certain if the item will be continued beyond this date. If at all possible, please return your concerns in writing prior to January 9, 2001.

If you have questions or need additional information, please do not hesitate to contact me at 781-5716.

Sincerely,

*Martha Neder*

Martha Neder,  
Development Review

CS  
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December 14, 2000

Bob Putney  
Cambria Fire Department  
2850 Burton Dr  
Cambria, CA 93428-3908

Subject: C.B.O., Inc (D990152P)

Dear Mr. Putney:

The Cambria Bicycle Outfitters (CBO), Inc. Minor Use/Coastal Development Permit was approved on August 18, 2000 (D990152P) and authorizes the following: 1) remodeling an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolishing an existing building and construction of an 4,697 square foot commercial building (at 2164 Center Street), in the community of Cambria. Bruce Black, et. al., appealed the Hearing Officer's approval of this project and that appeal was heard by the Board of Supervisor's on November 7, 2000. The hearing was continued to January 9, 2001 to allow for revision and recirculation of the Negative Declaration.

Attached is the C.B.O., Inc Board Staff Report and Negative Declaration. Please use them in conjunction with the referral packet previously sent for your review.

This continuation is scheduled to be heard on January 9, 2001. It is not certain if the item will be continued beyond this date. If at all possible, please return your comments in writing prior to December 22, 2000 so that we may have adequate time to address the comments received.

If you have questions or concerns, please do not hesitate to contact me at 781-5716.

Sincerely,

Martha Neder,  
Planning Technician



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**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE November 7, 2000	(3) CONTACT/PHONE James Caruso (805) 781-5702	
(4) SUBJECT Hearing on an appeal by Bruce Black, et. al., of the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P: a request by C.B.O., Inc. to 1) remodel an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street), in the community of Cambria. Supervisorial District No. 2			
(5) SUMMARY OF REQUEST An appeal by Bruce Black, et. al. of the Hearing Officer's decision to approve a Minor Use/Coastal Development Permit for C.B.O., Inc to allow the remodeling of an existing commercial building (at 2150 Center Street) and demolition of an existing building and construction of a 4,697 square foot commercial building (at 2164 Center Street) in the Commercial Retail Land Use Category. The property is located at 2150 and 2164 Center Street, in East Village, in the community of Cambria. The basis for the appeal is incompatibility with the standards set forth in the certified Local Coastal Program of the county. Bruce Black, et. al. appealed the Hearing Officer's approval of this project because they believe the use is less than 50% retail in a visitor services retail zone, the project limits fire and emergency access in the area, the project will impact historic sites, the project will impact parking on adjacent properties, and conditions of the project raise public safety and county liability concerns.			
(6) RECOMMENDED ACTION Adopt the resolution denying the appeal by Bruce Black, et. al., upholding the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P based on the revised findings in Exhibit A and conditions in Exhibit B.			
(7) FUNDING SOURCE(S) N/A	(8) CURRENT YEAR COST N/A	(9) ANNUAL COST N/A	(10) BUDGETED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): North Coast Advisory Council, County Engineering, Cambria CSD (water, sewer, and fire), County Parks			
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____			
(13) ADMINISTRATIVE OFFICE REVIEW			
(14) SUPERVISOR DISTRICT(S) 1st, (2nd), 3rd, 4th, 5th, All		(15) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A	
(16) AGENDA PLACEMENT <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Hearing (Time Est. ___ 1 hr 30 min ___) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)		(17) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input type="checkbox"/> N/A	
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A		(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	

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*Attachment 5*  
*November 7, 2000*  
*Staff Report Package*

6-102



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

BRYCE TINGLE, AICP  
ASSISTANT DIRECTOR

ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH  
CHIEF BUILDING OFFICIAL

**DATE:** November 7, 2000

**TO:** Board of Supervisors

**FROM:** James Caruso, Senior Planner  
Steve McMasters, Environmental Specialist

**VIA:** Bryce Tingle, Assistant Director of Planning and Building

**SUBJECT:** Hearing on an appeal by Bruce Black, et. al., of the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P: a request by C.B.O., Inc. to 1) remodel an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street), in the community of Cambria. Supervisorial District No. 2

**RECOMMENDATION**

Adopt the resolution denying the appeal by Bruce Black, et. al., upholding the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P based on the revised findings in Exhibit A and conditions in Exhibit B.

**DISCUSSION**

The Cambria Bicycle Outfitters (CBO), Inc. Minor Use/Coastal Development Permit was approved on August 18, 2000 (D990152P) and authorizes the following: 1) remodeling an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolishing an existing building and construction of an 4,697 square foot commercial building (at 2164 Center Street), in the community of Cambria. The findings made in the August 18, 2000 approval have been revised to more clearly define the basis of the findings (see Exhibit A). Condition 16 was also revised to reflect language recommended by County Counsel (see Exhibit B).

Bruce Black, et. al., appealed the Hearing Officer's approval of this project based on the following issues: 1) incompatibility with the local coastal plan, 2) the use is less than 50% retail in a visitor services retail zone, 3) historic impacts; and 4) public safety and parking concerns.

This item was heard by the Minor Use Permit Hearing Officer on August 4, 2000 and was

6-103

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**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building		(2) MEETING DATE November 7, 2000		(3) CONTACT/PHONE James Caruso (805) 781-5702	
(4) SUBJECT Hearing on an appeal by Bruce Black, et. al., of the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P: a request by C.B.O., Inc. to 1) remodel an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street), in the community of Cambria. Supervisorial District No. 2					
(5) SUMMARY OF REQUEST An appeal by Bruce Black, et. al. of the Hearing Officer's decision to approve a Minor Use/Coastal Development Permit for C.B.O., Inc to allow the remodeling of an existing commercial building (at Center Street) and demolition of an existing building and construction of a 4,697 square foot commercial building (at 2164 Center Street) in the Commercial Retail Land Use Category. The property is located at 2150 and 2164 Center Street, in East Village, in the community of Cambria. Basis for the appeal is incompatibility with the standards set forth in the certified Local Coastal Plan of the county. Bruce Black, et. al. appealed the Hearing Officer's approval of this project because they believe the use is less than 50% retail in a visitor services retail zone, the project blocks fire and emergency access in the area, the project will impact historic sites, the project will block parking on adjacent properties, and conditions of the project raise public safety and community quality concerns.					
(6) RECOMMENDED ACTION Adopt the resolution denying the appeal by Bruce Black, et. al., upholding the Hearing Officer's approval of Minor Use/Coastal Development Permit D990152P based on the revised findings in Exhibit A and conditions in Exhibit B.					
(7) FUNDING SOURCE(S) N/A		(8) CURRENT YEAR COST N/A		(9) ANNUAL COST N/A	
(10) BUDGETED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): North Coast Advisory Council, County Engineering, Cambria CSD (water, sewer, and fire), County Parks					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____					
(13) ADMINISTRATIVE OFFICE REVIEW  OK. P.H.					
(14) SUPERVISOR DISTRICT(S) 1st, (2nd), 3rd, 4th, 5th, All			(15) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A		
(16) AGENDA PLACEMENT <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Hearing (Time Est. 1 hr 30 min) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)			(17) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input type="checkbox"/> N/A		
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A			(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		

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continued to August 18, 2000 to allow the applicant time to provide a more detailed analysis of the amount of square footage dedicated to retail activities and the amount dedicated to mail order sales, as well as, to give community members a second opportunity to attend a hearing on this proposal.

At the August 18, 2000 hearing, the Hearing Officer approved the proposed project. On August 30, 2000, Bruce Black, et al appealed the project approval. The following is a summary of the appeal issues raised by the appellant and brief response from staff to those issues.

**Appeal Issue #1: Incompatible with local coastal plan.**

Staff Response: In the approval of the project on August 18, 2000, the Hearing Officer found the proposed project to be consistent with the San Luis Obispo County General Plan and to satisfy all applicable provisions of Title 23 of the County Code. The appeal does not identify any specific Local Coastal Plan (LCP) policies in which the project is incompatible.

Conclusion: Finding B and Finding C detail the compatibility of the project with the LCP.

**Appeal Issue #2: Use is less than 50% retail in a visitor services retail zone.**

Staff Response: The LCP designates the subject parcels Commercial Retail with Central Business District (CBD) and Visitor Serving Area (VSA) combining designations. Both General Merchandise Stores and Mail Order & Vending are principally permitted uses in the Commercial Retail land use designation. The Coastal Zone Framework for Planning outlines the purpose and character of these designations.

In general, the purpose of the CBD is "...to provide centralized locations for businesses offering a wide range of commodities and services scaled to meet community general shopping needs and to encourage pedestrian circulation." The character of the CBD is defined as "...areas for retail businesses and services that supply a full range of community commercial needs and that are economically and physically compatible."

The purpose of the VSA designation is "...to allow for commercial and compatible accessory uses related to resort or recreational activities." The character of the VSA is defined as "...areas that serve transient and tourist needs incidental to traveling."

The proposed buildings have been designed for street pedestrian shopping by incorporating display windows on the two sides of the building that front Center Street and West Street. This design is intended to create a sense of activity crucial for pedestrian-oriented areas. In addition, the proposed building at 2164 Center Street has been designed with multiple windows on the second floor and loading doors that are designed to reflect the character of Cambria's East Village.

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There are no explicit standards for the amount of retail vs. mail order square footage required in CBD and VSA designations. Staff recommended that 50% of the square footage be dedicated to General Merchandise. The applicant complied with this recommendation by balancing the square footage of Mail Order and the square footage of General Merchandise for the proposed buildings (50% is Mail Order and 50% is General Merchandise). However, there is a commercial kitchen located in the building at 2150 Center Street. Therefore, of the total floor area of the proposed buildings, 46% is Mail Order, 46% is General Merchandise, and 8% is Commercial Kitchen. Condition 2 requires at least 46% of the total floor area of the two buildings to be of retail commercial nature. Condition 3 limits any changes to the interior of any of these two structures (and/or properties) to act to increase the square footage of retail use rather than warehouse and/or mail order floor space.

Conclusion: There are no standards requiring a project to contain 50% retail use in a Visitor Service Area. The applicant complied with staff's recommendation to provide 50% of the Mail Order and General Merchandise square footage as General Merchandise.

**Appeal Issue #3: Project further limits fire & emergency access in the area.**

Staff Response: The Cambria Fire Department reviewed the project and required that no fire apparatus access road (alley) be obstructed in any manner, including the parking of vehicles; all areas that are posted NO PARKING shall remain and shall be maintained as such; and there will be no parking allowed on Center Street, West Street, or in the alley. These requirements are addressed through the conditions of approval. Specifically, condition 13(e) requires a comprehensive delivery and loading plan which regulates vehicle parking and loading areas to the satisfaction of Cambria Fire Department and condition 15 requires further project review and approval by the Cambria Fire Department.

Conclusion: The project is consistent with the recommendations from the Cambria Fire Department.

**Appeal Issue #4: Historic merit of existing structure needs further evaluation. Project will impact a County and State historic site.**

Staff Response: Although the existing bicycle shop (at 2164 Center Street) is eligible to be considered a historic resource because of its age (older than 50 years), it has already undergone extensive remodeling. Due to these changes, the structure would not qualify as "Historic" based on the criteria in CEQA. However, potentially significant historic resources may exist under the building and will require mitigation if those resources exist.

Unlike the existing bicycle shop, the Ian's building (2150 Center Street) is identified as a possible historic resource by the Chamber of Commerce, Cambria Historical Society, and NCAG in Chapter 3 of the Cambria Design Plan (the Cambria Design Plan has been approved by the Board of Supervisors, but is awaiting Coast Commission approval). The applicant has indicated

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that no changes will be made to the exterior of the building other than minor cosmetic changes to remove segments of the structure that were added for restaurant use (e.g. handicapped ramp).

Conclusion: Because the structure to be demolished does not qualify as "Historic" and only minor exterior modifications are proposed for the Ian's building, there will be no adverse historical impacts.

**Appeal Issue #5: Project will impact parking on adjacent properties. Parking requirement does not address use: (Mail order with 20-plus employed currently).**

Staff Response: According to ordinance standards, 24 parking spaces are required for the proposed operations at 2150 and 2164 Center Street. Employee parking needs are incorporated into ordinance requirements. Twenty five parking spaces are to be provided on a site on the west side of West Street. To encourage the use of this parking, Condition 11(a) requires the applicant to prepare a comprehensive sign plan which includes signs directing customers to the parking area on the west side of West Street. Condition 12 requires this sign plan to be implemented.

C.B.O., Inc currently employees 20 people. This includes the entire C.B.O. staff (mail order, retail, administrative, etc.) in the buildings at 2150 and 2164 Center Street, as well as C.B.O staff in the two buildings on adjacent parcels where parking/loading and storage occur. In addition to the 25 spaces for 2150 and 2164 Center Street provided on APN# 013-262-014, 5 spaces are provided at 4070 West Street (APN# 013-262-003).

The existing building at 2150 Center Street and the proposed building at 2164 Center Street are designed without room for on-site parking. Community members expressed concern that if the parcels were later sold off separately, a new businesses would move in and not have any room to provide parking. Condition 16 responds to this concern by restricting the separate sale of the parking lot from the developed parcels.

Conclusion: Parking will not impact neighboring properties because the 24 parking spaces required by ordinance standards are provided.

**Appeal Issue #6: Conditions of project raise public safety and county liability concerns (conditions 13(b) & 13(e)).**

Staff Response: Condition 13 was written to address possible disruptions caused by delivery and loading activities and minimize pedestrian/delivery vehicle interaction. Condition 13(b) limits all loading and unloading activities to the off-site parking area on the west side of West Street and the east side of West Street behind the proposed buildings or any future officially designated loading zones. This is to ensure that loading and unloading activities do not obstruct the public right of way. Condition 13 (e) requires that delivery vehicle parking and loading areas

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are restricted to the satisfaction of the Cambria Fire Department.

Conclusion: Condition 13 will reduce the potential for adverse safety conditions to exist at the project site.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

This project was referred to County Engineering, Cambria CSD (water, sewer, and fire), County Parks, and the North Coast Advisory Council (NCAC).

At its January 19, 2000 meeting, the NCAC voted unanimously (11-0) to approve the remodeling of the old Ian's Restaurant (2150 Center Street) and the demolishing and rebuilding of the existing bicycle shop (2164 Center Street) (see attached letter). At its September 20, 2000 meeting, the NCAC revisited the proposal and decided to not take any additional action.

### **FINANCIAL CONSIDERATIONS**

No appeal fees were paid because part of the appeal is based on Coastal Act issues.

### **RESULTS**

Should the Board of Supervisors approve the staff recommendation to deny the appeal by Bruce Black, et al, the project would be approved and the applicant could 1) remodel an existing 5,546 square foot commercial building (at 2150 Center Street); and 2) demolish as existing building and construct a 4,697 square foot commercial building (at 2164 Center Street), based on the conditions of approval.

### **ATTACHMENTS**

1. Board Resolution  
Exhibit A - Findings  
Exhibit B - Conditions of Approval
2. Appeal
3. Graphics
4. Negative Declaration
5. Referral Responses
6. Letters from the Public
7. Support Petition
8. Revised Minor Use Permit Conditions
9. August 18, 2000 Minor Use Permit Minutes
10. August 18, 2000 Staff Report
11. August 4, 2000 Minor Use Permit Minutes
12. August 4, 2000 Staff Report

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**IN THE BOARD OF SUPERVISORS  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA**

\_\_\_\_\_ day \_\_\_\_\_, 2000

**PRESENT: Supervisors**

**ABSENT:**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AFFIRMING THE DECISION OF HEARING OFFICER AND  
CONDITIONALLY APPROVING THE APPLICATION OF C.B.O., INC FOR  
MINOR USE PERMIT/ COASTAL DEVELOPMENT PERMIT  
D990152P**

The following resolution is now offered and read:

**WHEREAS**, on August 4, 2000 and August 18, 2000, the Zoning Administrator of the County of San Luis Obispo (hereinafter referred to as the "Hearing Officer") duly considered and conditionally approved the application of C.B.O., Inc for Minor Use Permit/ Coastal Development Permit D990152P; and

**WHEREAS**, Bruce Black, et. al., have appealed the Hearing Officer's decision to the Board of Supervisors of the County of San Luis Obispo (hereinafter referred to as the "Board of Supervisors") pursuant to the applicable provisions of Title 23 of the San Luis Obispo County Code; and

**WHEREAS**, a public hearing was duly noticed and conducted by the Board of Supervisors on November 7, 2000, and determination and decision was made on November 7, 2000; and

**WHEREAS**, at said hearing, the Board of Supervisors heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said appeal; and

**WHEREAS**, the Board of Supervisors has duly considered the appeal and determined that the appeal should be denied and the decision of the Hearing Officer should be affirmed subject to the findings and conditions set forth below.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth herein above are true, correct and valid.
2. That the Board of Supervisors makes all of the findings of fact and determinations set forth in Exhibit A attached hereto and incorporated by reference herein as though set forth in full.



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3. That the negative declaration prepared for this project is hereby approved as complete and adequate and as having been prepared in accordance with the provisions of the California Environmental Quality Act.

4. That the Board of Supervisors has reviewed and considered the information contained in the negative declaration together with all comments received during the public review process prior to approving the project.

5. That the appeal filed by Bruce Black, et. al., is hereby denied and the decision of the Hearing Officer is affirmed and that the application of C.B.O., Inc for Minor Use Permit/ Coastal Development Permit D990152P is hereby approved subject to the conditions of approval set forth in Exhibit B attached hereto and incorporated by reference herein as though set forth in full.

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

the foregoing resolution is hereby adopted.

\_\_\_\_\_  
Chairperson of the Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

(SEAL)

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.  
County Counsel

By: James B. Lindholm  
Deputy County Counsel

Date: October 19, 2020

6-11

**EXHIBIT A**  
**Findings - D990152P**

- A. The applicant is requesting approval to remodel an existing 5,546 square foot commercial building (at 2150 Center Street) and demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street).

The purpose of these buildings is to improve the operation of a mixed retail and mail order commercial business. C.B.O., Inc sells bicycles and bicycle parts and accessories from this store in Cambria as well as three other stores in California. The applicant's testimony states that the existing facility is small and cramped, limiting business operations and forcing employees to work outside. In particular, the retail aspect of the operation is constrained due to lack of proper customer walk-in area. The project is to expand and improve the retail aspect of the business.

The two subject properties, each in size of 5,000 square feet, are located at 2150 and 2164 Center Street. They are bounded by Center Street to the north, an alley to the east, additional property leased by the applicant to the south, and West Street to the west. The site is located about 100 feet west of Burton Drive, Cambria's main commercial drive.

The building proposed for remodel, at 2150 Center Street, is a potentially historic structure. However, no changes will be made to the exterior of the building other than minor cosmetic changes to remove segments of the structure added for restaurant use.

The structure proposed for demolition is approximately 1,400 square feet in size. It was built in 1931 and has been remodeled extensively. Due to these changes, the structure would not qualify as "Historic" based on the criteria in CEQA. The applicant proposes to replace this structure with a 4,697 square foot building. The new building has been designed to reflect the architectural style of the building at 2150 Center Street, an early 20<sup>th</sup> century structure.

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because:

1. The subject parcels are designated Commercial Retail (CR) with Central Business District (CBD) and Visitor Serving Area (VSA) combining designations in the County's General Plan. The proposed uses, General Merchandise Stores and Mail Order and Vending, are both identified as a 'P' use in Table 'O' (Part I of the Land Use Element) for the CR zone. A 'P' use is a principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent uses.

The Coastal Zone Framework for Planning outlines the purpose and character of the CBD and VSA designations.

In general, the purpose of CBDs is "...to provide centralized locations for businesses offering a wide range of commodities and services scaled to meet community general shopping needs and to encourage pedestrian circulation." The character is defined as "...areas for retail businesses and services that supply a full range of community commercial needs and that are economically and physically compatible."

The purpose of VSAs is "...to allow for commercial and compatible accessory uses related to resort or recreational activities." The character is defined as "...areas that serve transient and tourist needs incidental to traveling."

The proposed new building has been designed for street pedestrian shopping by incorporating display windows on all sides of the building that front Center Street and West Street. Additionally, the building has multiple windows on the second floor and loading doors that are designed to reflect the character of Cambria's East Village.

Testimony at the August 4, 2000 Minor Use Permit hearing indicates that customers of C.B.O., Inc. travel to Cambria specifically to view the products at C.B.O., Inc. rather than use the mail order service, and while visiting also patronize other businesses in Cambria.

There are no explicit standards for the amount of retail vs. mail order square footage in CBD and VSA designations. Considering the square footage of Mail Order vs square footage of General Merchandise for the proposed buildings, the applicant met staff's recommendation that 50% of the square footage be dedicated to General Merchandise. Of the total floor area of the proposed buildings, 46% is General Merchandise, 46% is Mail Order, and 8% is Commercial Kitchen. Condition 2 requires at least 46% of the total floor area remain General Merchandise and Condition 3 limits any changes to the interior of these structures to act to increase the square footage of General Merchandise.

2. The proposed project site is located in the North Coast Planning Area. This Plan (Part II of the Land Use Element) contains development standards for uses proposed within the planning area. The proposed project is subject to the following development standards of the plan.
  - a. **COMMERCIAL RETAIL: East and West Village. 2. Application Content and Design Criteria.** This standard requires the project design siting and scale elements to be consistent with early 20<sup>th</sup> century structures of the area. It also requires parking to be located behind structures or landscaped when visible, signs to be of wood or wood-appearing materials, and setbacks to reflect setbacks of structures within the block.

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Detailed elevations have been submitted which demonstrate that no changes will be made to the exterior of the building at 2150 Center Street (an early 20<sup>th</sup> century structure) other than minor changes to remove segments of the structure that were added for restaurant use. Therefore, the remodeling will respect the original character of the structure. Also, elevations have been submitted showing that the building proposed at 2164 Center Street is designed of similar architectural style to that of the building at 2150 Center Street. The proposed building at 2164 Center Street has setbacks that reflect the setbacks of structures within the block and is the same height as the building at 2150 Center Street.

Parking for the existing and proposed development is an existing parking area located behind existing structures. The existing lot meets the planning area standard requirements.

Condition 11 requires the sign plan to be in conformance with Table 1 and Section 23.04.310 of the CZLUO and that signs use wood or wood-appearing materials.

- b. **COMMERCIAL RETAIL: East Village. 1. Limitations on Use.** All uses normally allowed in the Commercial Retail category by Coastal Table O are allowed except: Auto and mobilehome dealers; transmission and receiving facilities; storage yards and sales lots; and all uses within the manufacturing and processing use group.

The proposed uses, General Merchandise Stores and Mail Order Sales, are principally permitted uses in the Commercial Retail category by Coastal Table O and are not limited by this standard.

- C. The proposed project or use satisfies all applicable provisions of Title 23 (Coastal Zone Land Use Ordinance) because:

1. **23.04.166 - Required Number of Spaces:** CZLUO Section 23.04.166 details the number of parking spaces required per use. Parking requirements per use in the proposed project are as follows: General Merchandise Stores - 1 space per 300 square feet of sales area, 1 space per 600 square feet of storage area; Mail Order & Vending - 1 space per 1,000 square feet of use area; kitchen - 1 space per 100 square feet of kitchen (kitchen includes all active food preparation areas, but not walk-in storage areas).

Table 1 details the required number of spaces per proposed use.

Table 1: Parking Requirement Detail

Use	Square Footage	Parking Spaces Required/Square Foot	Required # of Parking Spaces
Mail Order (MO)	4544.41	1000	4.54
General Merchandise (GM)			
Sales Area	3958.36	300	13.19
Storage/ Other	519.09	600	0.87
Total GM	4477.45		14.06
Commercial Kitchen			
Active Prep Area	535.17	100	5.35
Storage Area	236.92	0	0
Total Kitchen	772.09		5.35
<b>Total for Project</b>	<b>9793.95</b>		<b>23.95</b>

25 parking spaces for 2150 and 2164 Center Street are to be provided on a site on the west side of West Street (APN# 013-262-014) in the same ownership of the proposed use.

2. **23.04.170 - Off-Site Parking:** CZLUO Section 23.04.170 allows an adjustment to enable parking to be located off-site where it is not feasible to provide sufficient on-site parking. This adjustment requires that the most distant parking space is not more than 400 feet from the use, the parking lot site is in the same ownership as the principal use or is under a recorded lease with the use in a form approved by County Counsel, and the parking lot site is not located in a Residential land use category.

The proposed off-site parking lot is located on the west side of West Street and the most distant parking space is less than 400 feet from the use. The site is in the same ownership of the principal use and is in a Commercial Retail land use category.

3. **23.07.104 - Archaeologically Sensitive Areas:** CZLUO Section 23.07.104 provides that preliminary site survey is required before issuance of a land use or construction permit for development within an archaeologically sensitive area.

A Phase I archaeological reconnaissance was conducted by Clay Singer on December 28, 1999. No prehistoric or significant historic materials were observed during this survey.

The proposed project design and development, as conditioned, incorporates adequate measures to ensure protection of significant archeological resources because the applicant agrees to conduct a site survey after the demolition of the building at 2164 Center Street and to perform the mitigation measures described in the Developer's Statement if significant historic resources exist.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety and welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because:

1. The construction and remodel is subject to the requirements of the Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code) and all provisions of the Uniform Building Code.
2. This project is subject to Title 19 and Uniform Building Code requirements designed to address health, safety and welfare concerns.
3. Installation and operation of this facility does not generate activity that presents a potential threat to the surrounding property and buildings.
4. The project and proposed parking and loading areas are required to have Cambria Fire Department review and approval.
5. Delivery and loading/unloading activities will not block access to or obstruct any public right of way or the Center Street parking lot.
6. Merchandise movement will not create excess noise because it is to be conducted by small, electric forklifts.

E. The proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because:

1. No changes will be made to the exterior of the building at 2150 Center Street other than minor changes to remove segments of the structure that were added for restaurant use.
2. The building proposed at 2164 Center Street is designed of similar architectural style to that of the building at 2150 Center Street. The maximum height of the new building is 28 feet from average natural grade. This is the same height as the building at 2150 Center Street. The setbacks of the new building reflect the setbacks of structures within the block of the site proposed for development. The proposed building has been designed with architectural elements such as display windows along the street frontages, multiple windows on the second floor, and 'barn door type' loading doors to reflect the character of Cambria's East Village.

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Use of appropriate colors and treatment will reduce the appearance of a massive structure. Finally, the proposed uses are principally permitted in the Commercial Retail land use category.

- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because:
1. The project is located on Center Street, a local road constructed to a level able to handle any additional traffic associated with the project. Also, as conditioned, the project promotes more efficient movement of traffic in the area because condition 11 requires a comprehensive sign plan that directs customers to the parking area on the west side of West Street and signs to inform truck drivers and customers that parking is prohibited at all times in the alley to the east side of 2164 Center Street.
- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act because the project is not adjacent to the coast and the project will not inhibit access to coastal waters and recreation areas.
- H. On the basis of the Initial Study and all comments received there is no substantial evidence that the project will have a significant effect on the environment.

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**EXHIBIT B**  
**CONDITIONS OF APPROVAL -D990152P**

**Approved Development**

1. This approval authorizes the following:
  - a. demolition of an existing building and construction of a 4,697 square foot commercial building at 2164 Center Street
  - b. remodeling of an existing commercial building at 2150 Center Street
2. At least 46% of the total floor area of the buildings at 2150 and 2164 Center Street shall be of retail commercial nature and characterized as a General Merchandise Stores Use Group as defined in Table 'O' of the Coastal Zone Framework for Planning. The Mail Order and Vending component shall be strictly accessory to the retail use.
3. Any changes to the interior of any of these two structures (and/or properties) shall act to increase the square footage of retail use rather than warehouse and/or mail order floor space.

**Site Development**

4. Site development shall be consistent with the approved site plan, floor plans and elevations. **The maximum height of the project is 28 feet from average natural grade.**
5. **Prior to any site disturbance**, a licensed surveyor shall establish average natural grade (high and low corners staked) and set a reference (benchmark) point.
6. **Prior to framing inspection**, the applicant shall provide written verification to the building inspector certifying the building height, including the actual and allowable approved building heights. The certification shall be done by a licensed surveyor.

**Aesthetic**

7. **Prior to issuance of construction permits**, the applicant shall submit the color palette chosen for the building for review and approval by the County Department of Planning and Building.

**Cultural**

8. Immediately after demolition of the CBO building and before any new construction excavation, the cleared surface shall be examined by an archaeologist familiar with the area and an evaluation of the exposed soil and review of the potential for buried deposits



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shall be conducted. The applicant shall implement the recommendations of the archaeologist as required by the Environmental Coordinator.

9. In the event that historic or prehistoric resources are discovered, and artifacts are recovered, the recovered artifacts shall be analyzed and curated at a legitimate repository as required by the Environmental Coordinator.
10. Prior to the final inspection, a report, prepared by the consulting archaeologist shall be submitted summarizing all monitoring activities, including evaluation and analysis of any discovered artifacts.

### **Signage**

11. **Prior to issuance of a construction permit**, the applicant shall prepare a comprehensive sign plan indicating the location and size of all proposed signs for review and approval of the Planning Department. The sign plan shall be in conformance with Table 1 and Section 23.04.310 of the CZLUO. Signs shall use wood or wood appearing materials. The sign plan shall include:
  - a. signs directing potential customers to the parking area on the west side of West Street.
  - b. signs in the truck loading/unloading area and the alley to the east side of 2164 Center Street showing hours of delivery
  - c. signs to inform truck drivers and customers that parking is prohibited at all times in the alley to the east side of 2164 Center Street.
12. **Prior to issuance of occupancy permits**, the applicant shall place appropriate signs in the truck loading/unloading area and the alley to the east side of 2164 Center Street showing hours of delivery and to inform truck drivers and customers of parking prohibitions, as well as signs to direct potential customers to the parking area on the west side of West Street.

### **Delivery and Loading**

13. **Prior to issuance of a construction permit**, the applicant shall prepare a comprehensive delivery and loading plan for review and approval of the Planning Department. The plan shall:
  - a. ensure that no public right of way or the Center Street parking lot is obstructed.
  - b. limit all loading and unloading activities to the off-site parking area on the west side of West Street (APN# 013-261-014) and the east side of West Street behind the proposed buildings (APN# 013-262-003) or any future officially designated loading zones.

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- c. prohibit delivery truck and customer parking at all times in the alley to the east side of 2164 Center Street.
  - d. limit merchandise movement in the alley to the east side of 2164 Center Street to transport by small, electric forklifts. Transport is prohibited between 11:30 am and 1:30 pm.
  - e. restrict vehicle parking and loading areas to the satisfaction of Cambria Fire Department.
14. At no time shall the public right of way or the Center Street parking lot be obstructed. All loading and unloading activities shall take place in the off-site parking area on the west side of West Street (APN# 013-261-014) and the east side of West Street behind the proposed buildings (APN# 013-262-003), located to the satisfaction of the Cambria Fire Department. Delivery trucks and customers shall be prohibited at all times from parking in the alley to the east side of 2164 Center Street. Merchandise movement in this alley shall be limited to transport by small, electric forklifts and shall not occur between 11:30 am and 1:30 pm.

**Agency Approval**

15. **Prior to issuance of a construction permit**, the applicant shall provide verification the Cambria Fire Department has reviewed and approved the proposed project.

**Miscellaneous**

16. Prior to issuance of a building permit, the applicant shall record a covenant and agreement restricting the use of the three parcels (APN 013-261-014, 013-262-001 and 013-262-002) as a "single site".

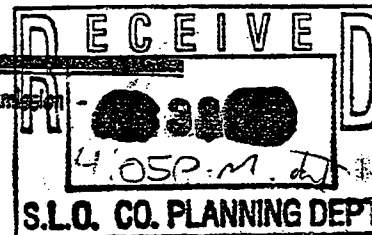
6-119

927-9609



# COASTAL ZONE APPEAL APPLICATION

San Luis Obispo County Department of Planning and Building



**NOTE** To appeal a Board of Supervisors decision you will need to obtain appeal forms from the California Coastal Commission - 725 From Street, Suite 300 - Santa Cruz, Ca. 95060 - (408) 437-4853

## PROJECT INFORMATION

Type of permit being appealed:

☐ Plot Plan ☒ Minor Use Permit ☐ Development Plan ☐ Variance ☐ Land Division

☐ Lot Line Adjustment ☐ Other \_\_\_\_\_

File Number: (0990152P) C.B.O. chuc.

The decision was made by:

☐ Planning Director ☐ Building Official ☒ Administrative Hearing Officer ☐ Subdivision Review Board ☐ Planning Commission

Date the application was acted on: AUGUST 17, 2000 MUP

The decision is appealed to:

☐ Board of Construction Appeals ☐ Board for Handicapped Access ☐ Planning Commission ☒ Board of Supervisors

**BASIS FOR APPEAL** Please Note: An appeal must be filed by an aggrieved person or the applicant at each stage in the process if they are still unsatisfied by the last action.

☒ **INCOMPATIBLE WITH THE LCP.** The development does not conform to the standards set forth in the certified Local Coastal Program of the county for the following reasons (attach additional sheets if necessary):

Explain: SEE ATTACHED

☐ **INCOMPATIBLE WITH PUBLIC ACCESS POLICIES.** The development does not conform to the public access policies of the California Coastal Act - Section 30210 et seq. of the Public Resources Code (attach additional sheets if necessary):

Explain: \_\_\_\_\_

**Specific Conditions.** The specific conditions that I wish to appeal that relate to the above referenced grounds for appeal are:

SEE ATTACHED

## APPELLANT INFORMATION

Print name: SEE ATTACHED

Address: \_\_\_\_\_

Phone Number (daytime): \_\_\_\_\_

We are the applicant or an aggrieved person pursuant to the Coastal Zone Land Use Ordinance (CZLUO) and are appealing the project based on either one or both of the following grounds, as specified in the CZLUO and State Public Resources Code Section 30603 and have completed this form accurately and declare all statements made here are true.

SEE ATTACHED

Signature

Date

CONTACT: BRUCE BLANCH 4063 BARTON DR CAMBRIDGE

927-9609

OFFICE USE ONLY	
Date Received	_____
Assign To	_____
Assign No. (if applicable)	_____
Revised	1/01

h  
18

August 28, 2000

6-120

To:

SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

**SUBJECT:** APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

*We the undersigned are appealing the demolition of the 1930 craftsman bungalow and construction of a 4,697 square foot Mail Order Warehouse in the central retail and visitor services area of the East Village of Cambria.*

**THIS APPEAL IS BASED ON THE FOLLOWING GROUNDS:**

*condition # 13*

- Incompatible with local coastal plan
- Use is less than 50% retail in a visitor services retail zone
- Project further limits fire & emergency access in the area
- Historic merit of exiting structure needs further evaluation
- Project will impact a County and State historic site
- Project will impact parking on adjacent properties
- Parking requirement does not address use: (Mail order with 20-plus employed currently)
- Conditions of project raise public safety and county liability concerns (conditions B & E).

name SHARON FINCHAM

business \_\_\_\_\_

address 2415 WILCOMBE ROAD

CAMBRIA, CA 93428

signature Sharon Fincham

name Phyllis Frazier

business \_\_\_\_\_

address 2055 Greydon Ave

Cambria Ca 93428

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

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name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

*6-120*

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**WE THE UNDERSIGNED REQUEST THAT THIS  
APPEAL BE HEARD IN CAMBRIA AT THE VETERANS  
HALL SO THAT ATTENDING BUSINESS MEMBER  
WILL NOT HAVE TO CLOSE THEIR BUSINESSES TO  
ATTEND THE HEARING**

*[Handwritten signature]*

FROM :

PHONE NO.

6-122

Aug. 29 2000 7:03AM P1

August 28, 2000

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93-

SUBJECT: APPEAL OF APPROVAL / PERMIT (D990132P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

We undersigned are appealing the demolition of the 1930 craftsman bungalow and construction of a 4,697 square foot Mail Order Warehouse in the central retail and visitor services area of the East Village of Cambria.

THIS APPEAL IS BASED ON THE FOLLOWING GROUNDS:

- Incompatible with local coastal plan
- Project is 30% retail in a visitor services retail zone
- Project limits fire & emergency access in the area
- Project of existing structure needs further evaluation
- Project will impact a County State historic site
- Project will impact parking on adjacent properties
- Project requirement does not address use: (Mail order with 20-plus employed currently)
- Conditions of project raise public safety and county liability concerns (conditions 3-8)

**ADDITIONAL  
SIGNATURES  
ON BACK** →

name Beverly Padway  
business Tourist/Future Resident  
address 1172 - CENTINELA AVE.  
SANTA MONICA, CA 90403  
signature Beverly Padway

name JAMES STOTTER II  
business 1595 CARDIFF DR.  
address CAMBRIA, CA 93428  
signature James Stotter II

name Robin Wayne  
business   
address 1081 Hillcrest Dr.  
Cambria 93428  
signature Robin Wayne

name Hollie M. Stotter  
business guide-state parks  
address 1595 Cardiff Dr.  
Cambria, CA 93428  
signature Hollie M. Stotter

name LAUREL STEWART  
business guide/state parks  
address 1858 AVON AVENUE  
CAMBRIA, CA 93428  
signature Laurel C. Stewart

name JoAnn Barbier  
business Guide/St. PKs  
address 5150 Guildford Dr.  
Cambria, CA 93428  
signature JoAnn Barbier

name Shirley Curtis Harris  
business Guide/State Parks  
address 1020 Harwood Street  
Cambria, CA 93428  
signature Shirley Curtis Harris

name Helen J. Martin  
business State Employee  
address 1840 Langton, Cambria  
signature Helen J. Martin

6-123

DICK BRANDT  
2490 BURTON DR.  
CAMBRIDGE, CA  
Dick Brandt

Diane Kosarko  
1737 Orville Ave.  
Cambria CA  
Diane Kosarko

Diane Feller

P.O. Box 397

Cambria, CA 93428

Diane Feller

JEROLD R. VANDERLOOT

391 WEYMOUTH STREET

CAMBRIDGE, CA 93428

J. Vanderloot

Brandi Baker

1724 London Ln

Cambria, CA 93428

B. Baker

COPIES  
FEBRUARY 1991  
J. Vanderloot  
B. Baker

August 28, 2000

6-124

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D991)

Post-it® Fax Note 7671		Date 4/10	# of pages 2
To	Renee Brooke	From	Martha Neder
Co./Dept.	Coastal	Co.	SLO Planning
Phone #	Commission	Phone #	805 781 5716
Fax #	831-427-4877	Fax #	

PERMIT

4,697  
bria.

We the undersigned are appealing the demolitic  
square foot Mail Order Warehouse in the central retail and visitor services area

THIS APPEAL IS BASED ON THE FOLLOWING GROUNDS:

- Incompatible with local coastal plan
- Use is less than 50% retail in a visitor services retail zone
- Project further limits fire & emergency access in the area
- Historic merit of exiting structure needs further evaluation
- Project will impact a County and State historic site
- Project will impact parking on adjacent properties
- Parking requirement does not address use: (Mail order with 20-plus employed currently)
- Conditions of project raise public safety and county liability concerns (conditions B & E).

name Marelyn A. Albert  
business \_\_\_\_\_  
address 2561 Pierce Ave.  
Cambria, CA 93428  
signature Marelyn A. Albert

name Jackie Barbara Della Bitta  
business Jackie Della Bitta Photography  
address 14070 Burton Dr. #6  
Cambria, CA 93428  
signature Barbara Della Bitta

name Marijke Kirsten  
business \_\_\_\_\_  
address 1945 Berwick Dr., P.O. Box 1264  
Cambria, CA 93428  
signature Marijke Kirsten

name Barry Went  
business THE TEA COZY  
address 4286 Bridge St  
CAMBRIA, CA 93428  
signature Barry R. F. Went

name JOAN W. NOELL  
business \_\_\_\_\_  
address 266 CHELSEA LANE  
CAMBRIA CA 93428  
signature Joan W. Noell

name Judith Kingsmill  
business 510 Chiswick  
address Cambria  
signature Judith G. Kingsmill

name Pat Sommers  
business \_\_\_\_\_  
address 563 Crocker Ln  
PO  
signature Pat Sommers

name Mrs. J. Anderson  
business Artist  
address PO Box 214  
Cambria 93428  
signature Mrs. J. Anderson



August 28, 2000

6-125

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

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- Parking requirement does not address use: (Mail order with 20-plus employed currently)
- Conditions of project raise public safety and county liability concerns (conditions B & E).

name Amy Potter  
business \_\_\_\_\_  
address 499 HASTINGS  
CAMBRIA  
signature Amy Potter

name Don Meyers  
business \_\_\_\_\_  
address 2401 Wilcombe Rd  
Cambria  
signature Don Meyers

name A. R. H. T. T.  
business \_\_\_\_\_  
address 1811 OGDEN DR  
CAMBRIA CA 93428  
signature A. R. H. T. T.

name JANE BALL  
business \_\_\_\_\_  
address 466 PLYMOUTH ST  
CAMBRIA CA 93428  
signature Jane K. Ball

name ROBERT J BALL  
business \_\_\_\_\_  
address 466 PLYMOUTH ST  
CAMBRIA  
signature Robert J. Ball

name Mary E. Evans  
business \_\_\_\_\_  
address 7020 Green Valley  
Cambria  
signature Mary E. Evans

name Belinda Downing  
business \_\_\_\_\_  
address 676 Ardath Dr.  
Cambria  
signature Belinda Downing

name Annie Fry  
business \_\_\_\_\_  
address 2526 Wilcombe  
Cambria  
signature Annie Fry

August 28, 2000

6-126

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

**We the undersigned are appealing the demolition of the 1930 craftsman bungalow and construction of a 4,697 square foot Mail Order Warehouse in the central retail and visitor services area of the East Village of Cambria.**

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name Susan Pendergast Owner  
business Heart's Ease Herb Shop & Gardens  
address 4101 Burton Dr.  
Cambria, CA 93428  
signature Susan Pendergast

name Rose de Lima  
business Horticulturist  
address 4101 Burton Dr.  
Cambria, CA 93428  
signature Rose de Lima

name Lisa Allarduce, Mgr.  
business BURTON FORBE GALLERY  
address 4121 BURTON DR  
Cambria, CA 93428  
signature Lisa Allarduce

name Christina Van Dyke  
business Little's  
address 2020 Main  
Cambria CA 93428  
signature Christina Van Dyke

name VIKIE JENKINS OWNER  
business PAPER OMELETTE / PAINTED SKY STUDIOS  
address 2020 MAIN STREET - 411 BRIDGE  
CAMBRIA CA, 93428  
signature VIKIE JENKINS

name Sandra Saenz-Jenkins  
business PAPER OMELETTE  
address 2020 MAIN STREET  
CAMBRIA CA 93428  
signature Sandra Saenz-Jenkins

name JAY SANCOS  
business BISNO SOLE  
address 1980 MAIN ST  
CAMBRIA CA 93428  
signature JAY SANCOS

name David Kahn  
business CAMBRIA FORGE  
address 4247 WALL ST.  
CAMBRIA CA 93428  
signature David Kahn

August 28, 2000

6-127

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

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name PATTY SPILLANE

business \_\_\_\_\_

address 1728 LONDONBERRY LANE  
CAMBRIA CA 93428

signature Patty Spillane

name SHERI ODENWALD

business \_\_\_\_\_

address 1691 DOWNING  
CAMBRIA, CA 93428

signature Sheri Odewald

name Janis Kirstein

business \_\_\_\_\_

address 1979 Dreydon Ave.  
Cambria, Ca 93428

signature Janis Kirstein

name Penny Harris

business \_\_\_\_\_

address 5620 Macanstone Beach Dr.  
Cambria, CA 93428

signature Penny Harris

name Julia Bell

business Sacred Home

address 1509 Berwick Dr.  
Cambria CA 93428

signature Julia Bell

name Brett Mitchell

business \_\_\_\_\_

address 1509 Berwick Dr.  
Cambria, CA 93428

signature Brett Mitchell

name VICTORIA GREENE

business VICTORIA GREENE DESIGNS

address 2424 BURTON DRIVE  
CAMBRIA 93428

signature Victoria Greene

name Charles Duncan

business \_\_\_\_\_

address 2581 Main St.  
Cambria, CA 93428

signature Charles Duncan

August 28, 2000

6-128

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
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name Melanie Adler  
business \_\_\_\_\_  
address P.O. 1452  
Cambria  
signature Melanie Adler

name M. Humphrey  
business \_\_\_\_\_  
address P.O. Box 1452  
Cambria, CA 93428  
signature MARTHA A HUMPHREY

name Mike Boulton  
business ARMS Lockers  
address 2380 MAIN ST  
CAMBRIA, CA 93428  
signature Mike Boulton

name Helene May  
business \_\_\_\_\_  
address 2127 Auburn Pl  
Cambria, CA 93428  
signature Helene May

name BARBARA SNYDER  
business EXECUTIVE BROKERS P.E.  
address 816 D MAIN ST  
CAMBRIA, CA 93428  
signature Barbara Snyder

name Ilene Gayle Ilene Gayle OKSEN  
business \_\_\_\_\_  
address 560 Cambridge St  
Cambria, CA 93428  
signature Ilene Gayle Oksen

name LLOYD A. OKSEN  
business \_\_\_\_\_  
address 560 CAMBRIDGE ST.  
CAMBRIA, CA 93428  
signature Lloyd A. Oksen

name Margaret Roberts  
business \_\_\_\_\_  
address 1880 Marlborough Ave  
Cambria, CA  
signature Margaret Roberts

August 28, 2000

6-129

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
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name Forrest G. Warren  
business \_\_\_\_\_  
address 5079 Santa Rosa Ct Rm  
CAMBRIA, CA 93428  
signature Forrest G. Warren

name CHARLOTTE L. MACLEAN  
business D  
address 875 HILLCREST DRIVE  
CAMBRIA, CA 93428-2801  
signature Charlotte L. MacLean

name KENNETH H. MACLEAN  
business \_\_\_\_\_  
address 875 HILLCREST DR.  
CAMBRIA, CA 93428  
signature Kenneth H MacLean

name Nancy L Loveless  
business \_\_\_\_\_  
address 5854 SANTIAGO  
Cambria, CA 93428  
signature Nancy L Loveless

name Geri D. Warren  
business \_\_\_\_\_  
address 5079 Santa Rosa Creek Road  
Cambria, CA 93428  
signature Geri D. Warren

name Lynne Singer  
business \_\_\_\_\_  
address 1022 Kenneth Dr  
Cambria, Ca 93428  
signature Lynne Singer

name Tim Britz  
business \_\_\_\_\_  
address POB 811  
Cambria Ca. 93428  
signature Tim Britz

name Roger Owens  
business G.H.O.  
address 712 Main  
signature Roger Owens

August 28, 2000

6-130

To:

SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

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name Mary Bakke  
business Maison de Marie  
address 768 Main St.  
Cambria, CA 93428  
signature Mary Bakke

name Hilah C. Danell  
business Allied Arts Assn.  
address 1500 Preston St  
Cambria, CA 93428  
signature Hilah C. Danell

name Robert A. Friend  
business Rancher  
address PO BOX 1118  
Cambria, CA 93428  
signature Robert A. Friend

name Ellis S. Bassette  
business Grower  
address 1191 N. Green Valley Rd  
Cambria, CA 93428  
signature Ellis S. Bassette

name Susan Bassette  
business Green Valley Flower Shop  
address PO Box 4  
Harmony, CA 93438  
signature Susan Bassette

name ROBERT THOMAS  
business CLEANING SERVICES  
address 1345 NORTON LN  
CAMBRIA, CA 93428  
signature Robert Thomas

name Linda Finley  
business Seekers  
address 580 Weymouth Street  
Cambria, CA 93428  
signature Linda Finley

name Sandy Samornick  
business Cambria Village Bakery  
address 2214 Main  
Cambria, CA 93428  
signature Samnick

August 28, 2000

6-131

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

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name CAROL BATH  
business \_\_\_\_\_  
address 506 WEYMOUTH  
CAMBRIA CA 93428  
signature Carol Bath

name ALICE DIETDERICH  
business \_\_\_\_\_  
address 2400 PINERIDGE DR  
CAMBRIA, CA 93428  
signature Alice Dietderich

name Stony Wilson aka Shelly  
business Wilson  
address 5681 Sunbury  
Cambria  
signature Shelly

name BRUNO M. TONIN  
business \_\_\_\_\_  
address 422 NORFOLK ST  
CAMBRIA CA 93428  
signature Bruno M. Tonin

name MICHAEL ADELSON  
business The Seekers Group - owner  
address 4090 BURTON DR.  
signature Michael Adelson

name DIONNE BROOKS  
business \_\_\_\_\_  
address 2554 CANET RD.  
SAN LUIS OBISPO, CA 93405  
signature Dionne Brooks

name Lynda Olsen Adelson  
business Seekers Glass Gallery  
address 4090 Burton Dr  
Cambria, CA 93428  
signature Lynda Olsen Adelson

name NANCY A. DOIRON  
business \_\_\_\_\_  
address P.O. BOX 1131  
CAMBRIA, CA 93428  
signature N. Doiron

August 28, 2000

6-137

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

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name Paul Hochstein  
business \_\_\_\_\_  
address 1110 Kenneth Dr.,  
Cambria  
signature [Signature]

name Jan Schaubert  
business P.O. B  
address P.O. Box 852  
Cambria  
signature [Signature]

name Kathy Opel  
business \_\_\_\_\_  
address P.O. Box 744  
Cambria, Ca 93428  
signature [Signature]

name CHARLE Opel  
business \_\_\_\_\_  
address P.O. Box 744  
Cambria, Ca 93428  
signature [Signature]

name JOHN R. BRANNON  
business \_\_\_\_\_  
address P.O. BOX 84  
CAMBRIA CA 93428  
signature [Signature]

name BRUCE BLACK  
business THE SQUIBB HOUSE  
address 4063 BURTON DR.  
CAMBRIA, CA 93428  
signature [Signature]

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_



August 28, 2000

6-133

To:

SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

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name Kurt Bohnsack  
business Retired  
address 1782 Londonderry Lane  
Cambria, CA  
signature Kurt Bohnsack

name Charmaine W. Jeter  
business \_\_\_\_\_  
address 2177 BURTON DR  
signature Charmaine W. Jeter

name Mary Wagner  
business \_\_\_\_\_  
address PO Box 565  
Cambria CA 93428  
signature Mary Wagner

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name Julie Bohnsack  
business retired  
address 1782 Londonderry Lane  
Cambria, CA  
signature Julie Bohnsack

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

August 28, 2000

6-134

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SAN LUIS OBISPO COUNTY  
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name Kathleen Unger  
business Moonstones Gallery  
address 4070 Burton Dr  
Cambria

signature [Signature]

name JOAN MINCHER  
business \_\_\_\_\_  
address P.O. Box 367  
CAMBRIA, CA 93428

signature [Signature]

name MARIE McAULAY  
business \_\_\_\_\_  
address 983 HARTFORD  
CAMBRIA CA 93428

signature [Signature]

name Dena Vertrees  
business \_\_\_\_\_  
address 2535 Malvern  
Cambria

signature [Signature]

name Carmen Kirti Perez  
business (Home) artist Photographer  
address 1647 Astor Ave.  
Cambria 927-2765

signature [Signature]

name Janice Biggs  
business \_\_\_\_\_  
address 2391 LEONA DR.  
CAMBRIA, CA. 93428

signature [Signature]

name BRUCE K. JOHNSON  
business \_\_\_\_\_  
address 1744 NEWHALL  
CAMBRIA, CA 93428

signature [Signature]

name MARIAN L. MANDERS  
business 2253 Benson Ave  
address Cambria Ca 93428

signature [Signature]

FROM :  
August 28, 2000

PHONE NO. :

6-135

Aug. 28 2000 06:00PM P1

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
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name Susan M. Mordahl  
business Cambria Historical Society  
address PO Box 906  
Cambria, Ca 93428  
signature Susan Mordahl

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

34

August 28, 2000

6-136

To:  
SAN LUIS OBISPO COUNTY  
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name ROBERT UNGER  
business MOONSTONES GALLERY  
address 4070 BURTON DRIVE  
CAMBRIA, CA 93428  
signature Robert Unger

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name Barbara Leely  
business \_\_\_\_\_  
address 4774 Windsor Blvd.  
Cambria  
signature Barbara Leely

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name Mary Warren  
business \_\_\_\_\_  
address 2750 EVANSONG  
Cambria  
signature MARY WARREN

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

August 28, 2000

6-139

To:  
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name Savior Plasencia  
business 2751 Wilton Dr.  
address Cambria Cal 93428  
signature [Signature]

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

[Signature]

August 28, 2000

6-138

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

We the undersigned are appealing the demolition of the 1930 craftsman bungalow and construction of a 4,697 square foot Mail Order Warehouse in the central retail and visitor services area of the East Village of Cambria.

THIS APPEAL IS BASED ON THE FOLLOWING GROUNDS:

- Incompatible with local coastal plan
- Use is less than 50% retail in a visitor services retail zone
- Project further limits fire & emergency access in the area
- Historic merit of exiting structure needs further evaluation
- Project will impact a County and State historic site
- Project will impact parking on adjacent properties
- Parking requirement does not address use: (Mail order with 20-plus employed currently)
- Conditions of project raise public safety and county liability concerns (conditions B & E).

name D. SUMROW  
business ART EXPRESSIONS  
address 2261 CENTER ST  
CAMBRIA CA  
signature [Signature]

name TR [Signature]  
business \_\_\_\_\_  
address PO BOX 1105  
CAMBRIA CA  
signature [Signature]

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name Wendy Simonsen  
business \_\_\_\_\_  
address 2650 Ardath Dr  
Cambria, CA  
signature Wendy Simonsen

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature [Signature]

August 28, 2000

6-139

To:

SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

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- Conditions of project raise public safety and county liability concerns (conditions B & E).

name ARTHUR VAN RHYN  
business ART GALLERY  
address 6576 MOONSTONE BEACH DR.  
signature [Signature]

name PATRICIA VAN RHYN  
business \_\_\_\_\_  
address 6576 MOONSTONE BEACH DR.  
CAMBRIA  
signature [Signature]

name BEA SICH  
business 1900 TWIGS  
address CARBUT  
signature [Signature]

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature [Signature]

August 28, 2000

6-140

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

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name RICHARD HAWLEY  
business PROPERTY MANAGER OLD CENTER ST.  
address P.O. BOX 1631  
CAMBRIA, CA 93428  
signature Richard Hawley

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name CYNTHIA HAWLEY  
business CONSULTANT  
address 1801 DORRING AVE.  
CAMBRIA 93428  
signature C Hawley

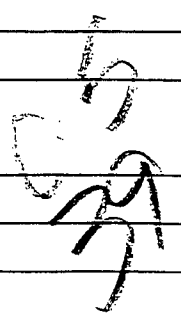
name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name Deborah Parker  
business Director, Greenspace-The Cambria Land Trust  
address 1605 Astor Ave  
Cambria, CA 93428  
signature Deborah Parker

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name WAYNE ATTOE  
business Retired Professor Human Design  
address PO Box 1031  
Cambria CA 93428  
signature Wayne Attoe

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_





Aug 31 20, 2000

To:  
 SAN LUIS OBISPO COUNTY  
 PLANNING & BUILDING DEPARTMENT  
 COUNTY GOVERNMENT CENTER  
 SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES &amp; COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D930152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PER

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- Project will impact a County and State historic site
- Project will impact parking on adjacent properties
- Parking requirement does not address use: (Mail order with 20-plus employees currently)
- Conditions of project raise public safety and county liability concerns (conditions B & F).

name <u>JEFFREY PROSTOULCH</u>	name _____
business <u>OWNER 4101 Burton Dr, Cambria</u>	business _____
address <u>P.O. BOX 629</u>	address _____
<u>CAMBRIA</u>	_____
signature <u>[Signature]</u>	signature _____
name <u>Sharon Lovejoy</u>	name _____
business <u>owner of property</u>	business _____
address <u>4101 Burton Dr.</u>	address _____
<u>(P.O. Box 629) - Cambria</u>	_____
signature <u>[Signature]</u>	signature _____
name _____	name _____
business _____	business _____
address _____	address _____
signature _____	signature _____
name _____	name _____
business _____	business _____
address _____	address _____
signature _____	signature _____

CS  
40

August 28, 2000

6-142

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

*We the undersigned are appealing the demolition of the 1930 craftsman bungalow and construction of a 4,697 square foot Mail Order Warehouse in the central retail and visitor services area of the East Village of Cambria.*

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- Conditions of project raise public safety and county liability concerns (conditions B & E).

name Joel Hauser owner  
business Hauser Bros. Goldsmiths  
address 2060 Main  
Cambria, CA  
signature [Signature]

name [Signature]  
business Chenoweth Peters  
address 3201 Seabrook  
Cambria, CA 93428  
signature [Signature]

name ROBERTA BAKER  
business \_\_\_\_\_  
address 441 HUNTINGTON RD.  
CAMBRIA, CA 93428  
signature Roberta Baker

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

name \_\_\_\_\_  
business \_\_\_\_\_  
address \_\_\_\_\_  
signature \_\_\_\_\_

[Signature]

August 28, 2000

6-143

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

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- Project will impact parking on adjacent properties
- Parking requirement does not address use: (Mail order with 20-plus employed currently)
- Conditions of project raise public safety and county liability concerns (conditions B & E).

name Loretta Butterfield

business \_\_\_\_\_

address 645 Weymouth

signature Loretta Butterfield

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name Loretta Butterfield

business \_\_\_\_\_

address 645 Weymouth

signature Loretta Butterfield

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

*[Handwritten initials]*

August 28, 2000

6-144

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

*We the undersigned are appealing the demolition of the 1930 craftsman bungalow and construction of a 4,697 square foot Mail Order Warehouse in the central retail and visitor services area of the East Village of Cambria.*

THIS APPEAL IS BASED ON THE FOLLOWING GROUNDS:

condition # 13

- Incompatible with local coastal plan
- Use is less than 50% retail in a visitor services retail zone
- Project further limits fire & emergency access in the area
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- Project will impact a County and State historic site
- Project will impact parking on adjacent properties
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- Conditions of project raise public safety and county liability concerns (conditions B & E).

name SHARON FINCHAMP

business \_\_\_\_\_

address 2415 WILCOMBE ROAD

CAMBRIA, CA 93428

signature Sharon Finchamp

name Phyllis Frazier

business \_\_\_\_\_

address 2055 Alreydon Ave

Cambria Ca 93428

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

name \_\_\_\_\_

business \_\_\_\_\_

address \_\_\_\_\_

signature \_\_\_\_\_

h  
47

August 28, 2000

6-145

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

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name JESSE ARNOLD  
business \_\_\_\_\_  
address P.O. Box 1211  
Cambria, CA 93428  
signature Jesse Arnold

name Mary A. Muncy  
business SAINT MARY MUNCY  
address 4210 BRIDGE ST. #5  
CAMBRIA CA 93428  
signature Mary A. Muncy

name Rebecca Albright  
business Looking Good  
address 4210 Bridge St # 7  
Cambria Ca.  
signature Rebecca Albright

name W. Allen  
business Community Activist  
address P.O. Box 1046  
Cambria, CA 93428  
signature W. Allen

name (Laverne) LAVERNE McDONNELL  
business Box 1763  
address 371 WEDGEWOOD  
CAMBRIA, CA 93428  
signature Laverne McDonnell

name Lonna Muncy  
business \_\_\_\_\_  
address 5555 Sunburg  
Cambria CA 93428  
signature Lonna Muncy

name Jaylor Lutzig & Assoc  
business Construction  
address 5099 PINE KNOWS DR  
CAMBRIA CA 93428  
signature Jaylor Lutzig

name Jerry Otto  
business Box A  
address 2255 Main St  
Cambria, Ca 93428  
signature Jerry Otto

August 28, 2000

6-146

To: SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

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name JUDITH M. LARMORE

business ELLIE'S DREAM

address 4235 WALK ST.

signature Judith M. Larmore

name BRYAN HUME

business BURTON DRIVE INN

address 4022 BURTON DRIVE INN

signature Bryan Hume

name Sylvia Hume

business Burton Drive Inn

address 4022 Burton Drive

signature Sylvia Hume

name Barbara L. Freitas

business Burton Drive Inn

address 4022 Burton Dr

signature Barbara L. Freitas

name Perry D. Horne

business Old Library Inn

address 2476 Main St.

signature Perry D. Horne

name P.C. Riley

business

address Box 1513

signature P.C. Riley

name Lucia Capacchione

business

address 1555 Burton Dr.

Cambria, CA 93428

signature Lucia Capacchione

name Linda KAHN

business Free Style Flowers

address 2020 MAIN ST.

signature Linda Kahn

August 28, 2000

6-147

To:

SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

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name Lynn Waters  
business Resident  
address P.O. Box 1547  
Cambria CA 93428  
signature Lynn Waters

name Judith B. Friend  
business Rancher  
address P.O. Box 1118  
Cambria, CA 93428  
signature \_\_\_\_\_

name Fiona Duncan  
business Resident  
address 400 St James Rd  
Cambria, CA 93422  
signature Fiona Duncan

name Andy Lovelace  
business Resident  
address 1900 St James Rd  
Cambria, CA 93428  
signature \_\_\_\_\_

name Gayle Sewell  
business Chambers Gallery  
address 155-B Main  
Cambria, CA 93428  
signature Gayle Sewell

name Tom Sewell  
business Sewells Upholstery  
address 2531 Village Lane Spau m  
signature \_\_\_\_\_

name Susan Jenkins  
business Artist  
address 1798 Benson Ave  
Cambria, CA 93428  
signature Susan Jenkins

name Jim Smith  
business CAPTAINS CAVE IN  
address 6454 Moonstone Bch  
Cambria CA 93428  
signature Jim Smith

August 28, 2000

6-148

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

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name W Alfred Lyons  
business Former Owner  
address 928C Bridge St  
signature W Alfred Lyons

name Judith P. Garrett  
business JS  
address 5626 Sunbury Ave  
Cambria, CA 93428  
signature Judith P. Garrett

name CLIFTON L. GARRETT  
business  
address 5626 SUNBURY AVE.  
CAMBRIA, CA 93428  
signature Clifton L. Garrett

name MELANEE SYLVESTER  
business 714 MAIN STREET  
address MELANEE SYLVESTER GALLERY  
Cambria  
signature Melanie Sylvester

name Christine Tanner  
business Homegrown Herbs  
address 4095 Burton  
Cambria Ca  
signature Christine Tanner

name ROBIN COVEY RC  
business ROBIN'S RESTAURANT  
address 4095 Burton Dr  
Cambria Ca  
signature Robin Covey

name Teresa Lees  
business 1491 Bradford Rd  
address Cambria, CA 93428

signature Teresa Lees

name Peter Horton  
business Actor/Director  
address 2171 Sherwood Dr.  
Cambria, Ca 93428  
signature Peter Horton



August 28, 2000

6-149

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

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name JACK C BAKKE  
business 1555 San Simeon Ck Rd  
address Cambria, CA 93428  
signature Jack C Bakke

name GARY W. ROSKAM  
business RESIDENT  
address 5547 SUNBURY  
CAMBRIA CA 93428  
signature Gary W. Roskam

name Della Roskam  
business Resident  
address 5547 Sunbury  
Cambria, CA 93428  
signature Della K. Roskam

name Paige A. Blackburn  
business LMFT (Psychotherapist) Resident  
address 1945 MARLBOROUGH LN.  
CAMBRIA CA 93428  
signature Paige Blackburn

name TIMOTHY YOUNGS  
business \_\_\_\_\_  
address 580 N. Green Valley Rd.  
Cambria Ca. 93428  
signature TIM YOUNGS

name Lila D. McLean  
business P.O. Box 276 Blackburn Mo.  
address Cambria CA 93428  
signature Lila D. McLean

name Juis Plascencia  
business P.O. Box 276 Blackburn  
address Cambria CA 93428  
signature Juis Plascencia

name Julio Cesar Gutierrez  
business P.O. Box 276 Blackburn  
address Cambria CA 93428  
signature Julio Cesar Gutierrez

August 28, 2000

6-150

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

SUBJECT: APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

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name NANCY T. GREEN  
business RESIDENT  
address 5051 OAKHURST DR.  
CAMBRIA  
signature Nancy T. Green

name Carole L. Adams  
business resident  
address 5050 Oakhurst  
Cambria, CA 93428  
signature Carole Adams

name ARLIE W. GREEN  
business RETIRED  
address 5051 OAKHURST  
CAMBRIA, CA 93428  
signature Archie W. Green

name R. ANNE HARRIS SMITH  
business   
address 480 LEIGHTON ST  
CAMBRIA, CA 93428  
signature R. Anne Harris Smith

name JUNE SMITH  
business   
address 9540 AVONNE AVE SPC # 11  
SAN SIMON CA 93452  
signature June Smith

name Malcolm Stock  
business   
address 795 Drake St.  
Cambria, CA 93428  
signature Malcolm Stock

name Robert dePaul  
business   
address 2120 Alford Ave  
Cambria, CA  
signature Robert dePaul

name Jim W. Taylor  
business   
address 2750 MARLBOROUGH LN.  
CAMBRIA CA 93428  
signature Jim W. Taylor

August 28, 2000

6-151

**To:**

SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

**From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS**

**SUBJECT:** APPEAL OF APPROVAL / PERMIT (D990152P) / CBO, INC. MINOR USE/COASTAL DEVELOPMENT PERMIT

**We the undersigned are appealing the demolition of the 1930 craftsman bungalow and construction of a 4,697 square foot Mail Order Warehouse in the central retail and visitor services area of the East Village of Cambria.**

**THIS APPEAL IS BASED ON THE FOLLOWING GROUNDS:**

- Incompatible with local coastal plan
- Use is less than 50% retail in a visitor services retail zone
- Project further limits fire & emergency access in the area
- Historic merit of exiting structure needs further evaluation
- Project will impact a County and State historic site
- Project will impact parking on adjacent properties
- Parking requirement does not address use: (Mail order with 20-plus employed currently)
- Conditions of project raise public safety and county liability concerns (conditions B & E).

name ROSALYN L. TUCK

business \_\_\_\_\_

address 79.5 LAKE ST.

CAMBRIA, CA 93428

signature Rosalyn L. Tuck

name Barbara Battles

business \_\_\_\_\_

address 1911 Oxford Ave

Cambria Ca 93428

signature Barbara Battles

name Pierre M. Shee

business Leathers

address 1767 Thason Ave

Cambria, CA 93428

signature Pierre M. Shee

name Lyn HODGKINSON

business \_\_\_\_\_

address 1951 PIERCE AVENUE

CAMBRIA CA 93428

signature Lyn Hodgkinson

name KAREN CASE

business \_\_\_\_\_

address 2725 ARDATH DR

CAMBRIA CA 93428

signature Karen Case

name GEORGE ANDERSON

business \_\_\_\_\_

address 1601 SPENCER

CAMBRIA, CA

signature George Anderson

name JOHN SPANCK

business Speculator

address 1440 LEONARD PL

CAMBRIA, CA 93428

signature John Spanck

name Ann Fisher

business \_\_\_\_\_

address 4800 Windsor Blvd

Cambria 93428

signature Ann Fisher

August 28, 2000

6-152

To:

SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

From: CAMBRIA BUSINESSES & COMMUNITY MEMBERS

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name Robert J McNeil MD. M'NEIL  
business \_\_\_\_\_  
address 1101 WARREN Rd  
Cambria Calif 93428  
signature Robert J McNeil

name ~~PRINT~~ DOLORES K. MCNEIL  
business \_\_\_\_\_  
address 1101 WARREN RD.  
CAMBRIA, CA 93428  
signature Dolores K. McNeil

name RAYMOND E. BRUNNEN  
business \_\_\_\_\_  
address 2501 BANBURY RD  
CAMBRIA, CA 93428  
signature Raymond E Brunnen

name ICA ADAMS  
business \_\_\_\_\_  
address 2155 SPENCER ST.  
CAMBRIA CA. 93428  
signature Ica Adams

name Larry Martin LARRY MARTIN  
business \_\_\_\_\_  
address 1220 Kenneth Dr  
Cambria, Ca  
signature Larry Martin

name RICHARD CRAMER  
business R. L. Cramer  
address 1825 BENSON AV.  
CAMBRIA 93428 CA.  
signature \_\_\_\_\_

name Don & Hilda Bogart  
business Beans + Buns  
address 1075 MAIN ST  
signature Don

name BARBARA JENNINGS  
business \_\_\_\_\_  
address 2407 LANGTON ST  
Cambria, CA 93428  
signature Barbara Jennings

August 28, 2000

6-153

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

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name Catherine Bates  
business \_\_\_\_\_  
address 3353 Ramsey  
Cambria CA 93428  
signature Catherine Bates

name B.R. Sarada  
business \_\_\_\_\_  
address 1960 Roxborough Ln  
Cambria, CA 93428  
signature B.R. Sarada

name Patrick Milburn (MILBURN)  
business Rumpelstiltskin Book Gallery  
address 4070 Burton Dr #2  
CAMBRIA, CA 93428  
signature Patrick Milburn

name Martha Clyde  
business \_\_\_\_\_  
address P.O. Box 11662  
Cambria, Ca 93428  
signature Martha Clyde

name Leslie A Mark  
business LESLIE MARK CLOTH  
address 4070 BURTON DR #5  
CAMBRIA CA 93428  
signature Leslie A Mark

name B.D. Fung  
business CAMBRIA HISTORICAL SOCIETY  
address P.O. Box 906  
CAMBRIA CA 93428  
signature B.D. Fung

name Katherine Hansen  
business former owner, Silent Partner  
address 3001 Newton Rd.  
Cambria CA 93428  
signature Katherine Hansen

name Robert Blackburn  
business BLACKBURN Manufacturing Co.  
address 1945 Marlborough Ln  
CAMBRIA CA 93428  
signature Robert Blackburn

August 28, 2000

6-154

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

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name MARY JEAN CHARREN  
business BALL & SKELIN & MORE  
address 4070 BURTON  
CAMBRIA  
signature Mary Jean Charren

name PAT SUTTER  
business BALL & SKELIN & MORE  
address 4070 BURTON DR  
CAMBRIA  
signature Pat Sutter

name DANE B. COE  
business RESIDENT  
address 2485 KERRY AVE.  
CAMBRIA, CA.  
signature Dane B. Coe

name Bob McDonnell  
business resident  
address 371 Wedgewood St  
Cambria CA  
signature Bob McDonnell

name Carol Lipin  
business RESIDENT  
address 650 Ashay Lane  
Cambria, CA  
signature Carol Lipin

name Bruce Block  
business SOW'S CARE  
address 2248 MAIN ST  
CAMBRIA CA 93428  
signature Bruce Block

name MEVIN R. SCHWIMMER  
business Resident  
address 2263 MADISON ST  
CAMBRIA CA 93428  
signature Mevin R. Schwimmer

name SANDRA Blackburn  
business BLACKBURN MFG.  
address 1945 MARLBOROUGH LN  
CAMBRIA, CA 93428  
signature Sandra M. Blackburn

August 28, 2000

6-155

To:  
SAN LUIS OBISPO COUNTY  
PLANNING & BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

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name Christina E. Kensrue  
business \_\_\_\_\_  
address 6370 Buckley Dr. Cambria  
Ca 93428  
signature Christina E. Kensrue

name Marjorie R Sewell  
business \_\_\_\_\_  
address 392 Leighton Rd.  
Cambria, CA 93428  
signature 927-8471

name Susan Y. Berry  
business \_\_\_\_\_  
address 656 Weymouth St.  
Cambria  
signature Susan Y. Berry

name Mary E. Webb  
business \_\_\_\_\_  
address 1186 Hartford  
Cambria CA 93428  
signature Mary E. Webb

name Michele M. Sterling  
business \_\_\_\_\_  
address 2118 Blythe Pl.  
CAMBRIA  
signature Michele M. Sterling

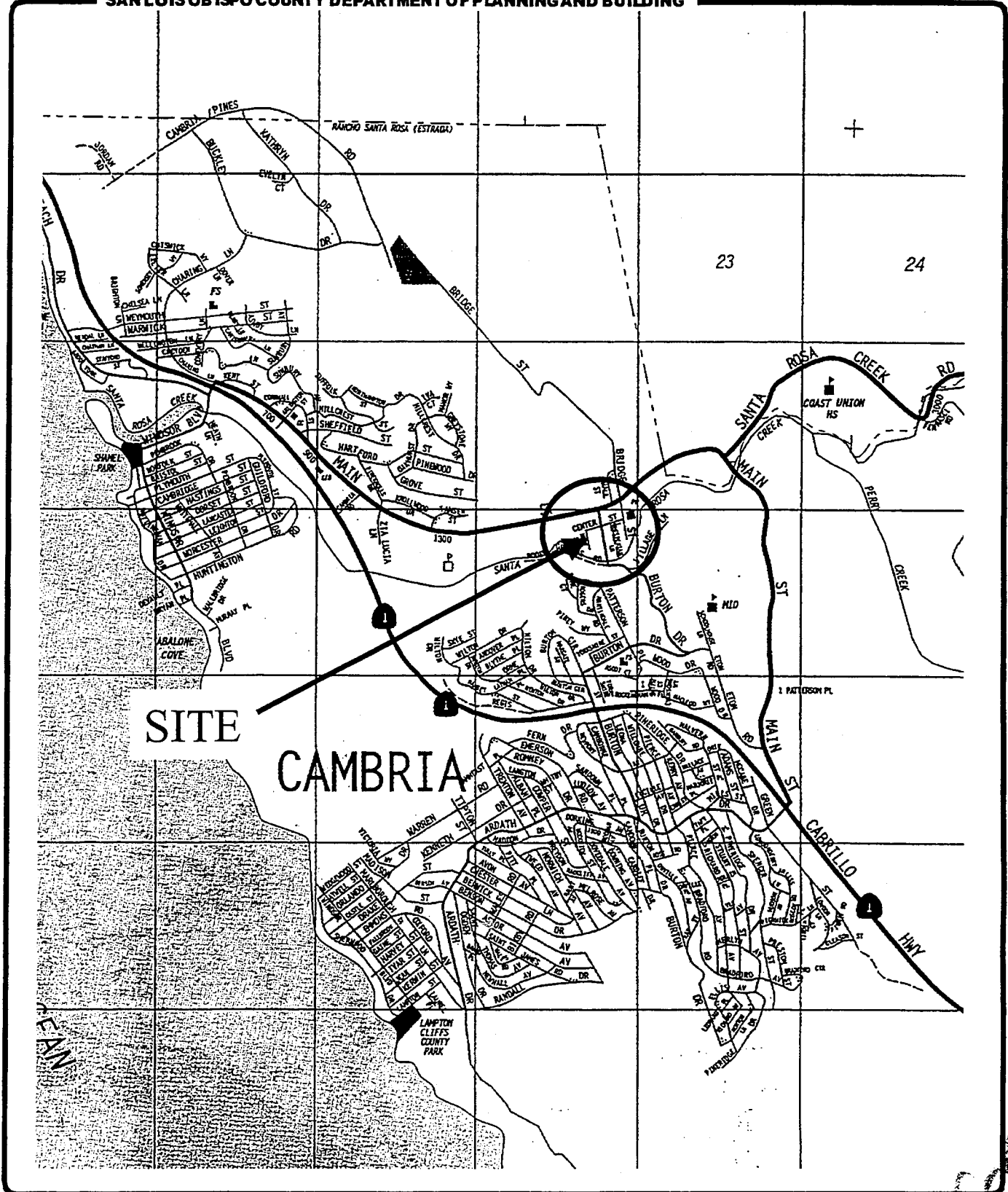
name ~~MADEIRA~~ MIKE FINLEY  
business \_\_\_\_\_  
address 580 Weymouth St  
CAMBRIA  
signature Mike Finley

name Shirley Haberman  
business \_\_\_\_\_  
address 458 Zanzibar St.  
Marro Bay, Ca. 93442  
signature Shirley Haberman

name Rocky Wayne Taylor  
business \_\_\_\_\_  
address 783 Main Street  
Cambria  
signature Rocky Wayne Taylor

6-156

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



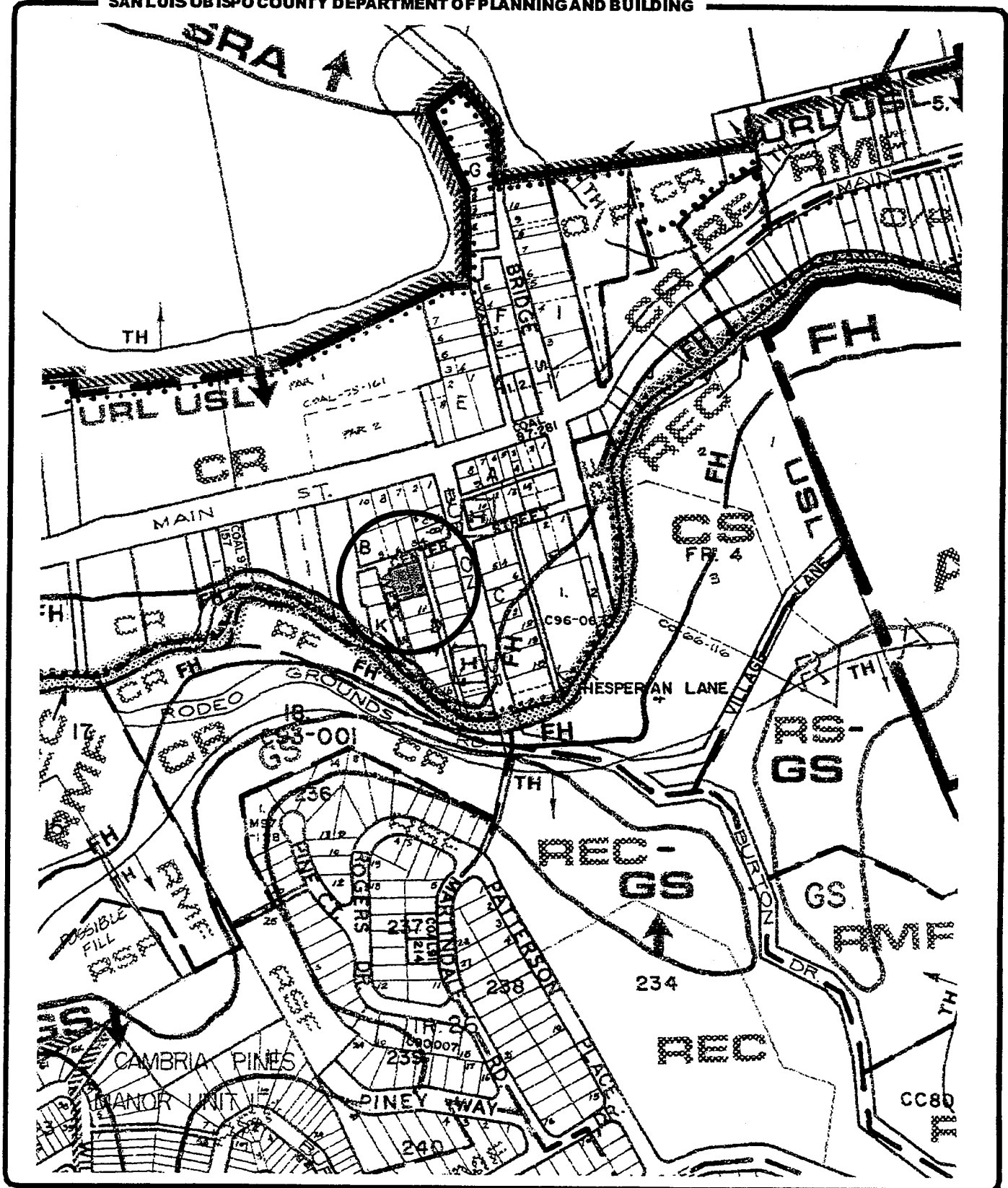
EXHIBIT

Vicinity Map



6-159

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



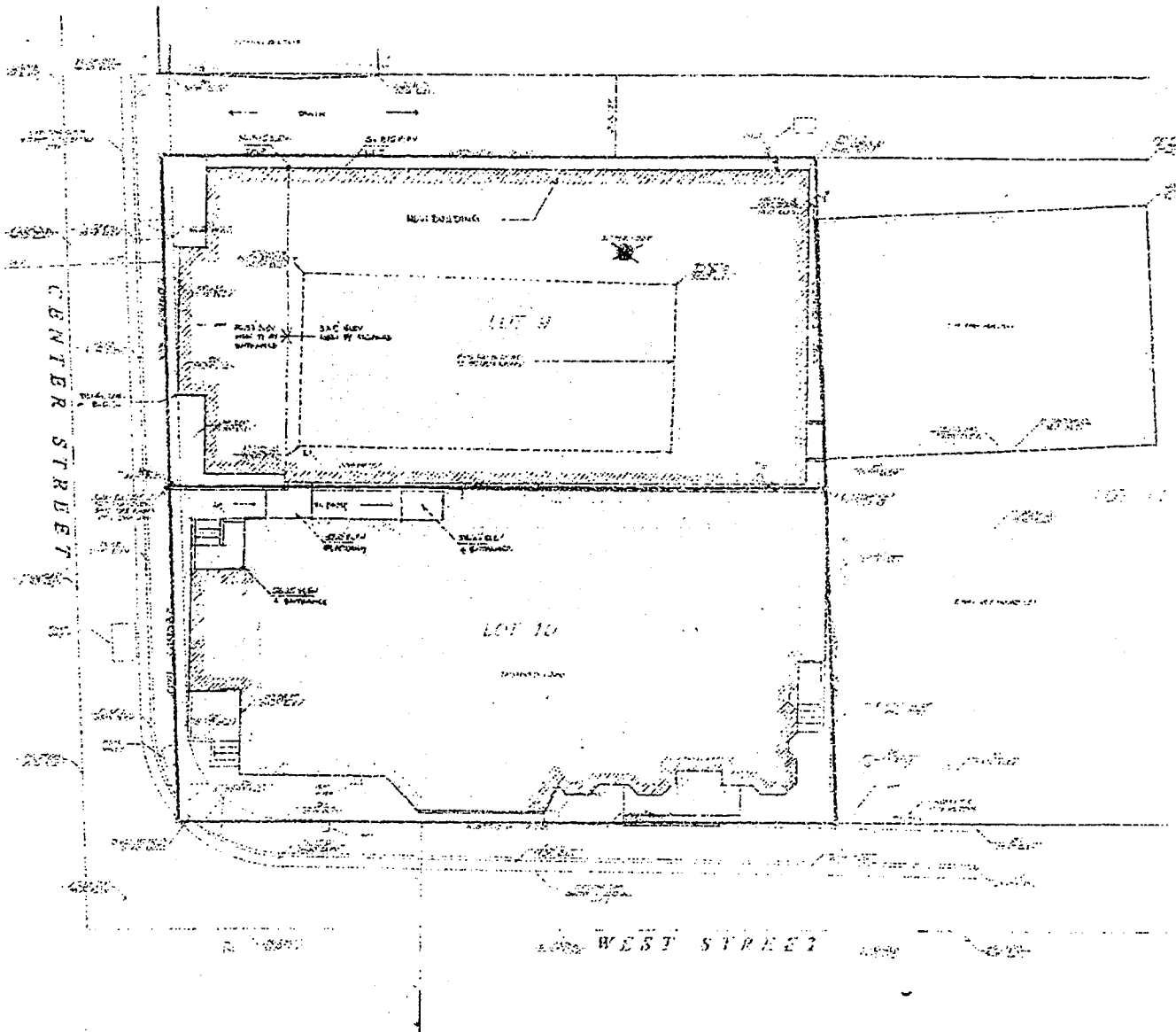
EXHIBIT

Land Use Category Map

*Handwritten signature/initials*

6-158

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



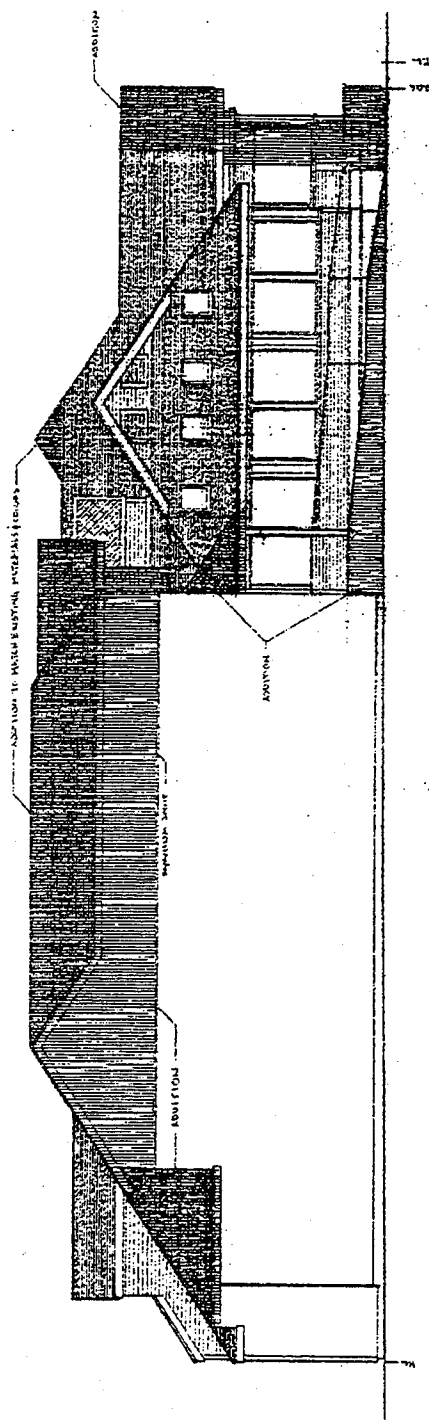
EXHIBIT

Site Plan

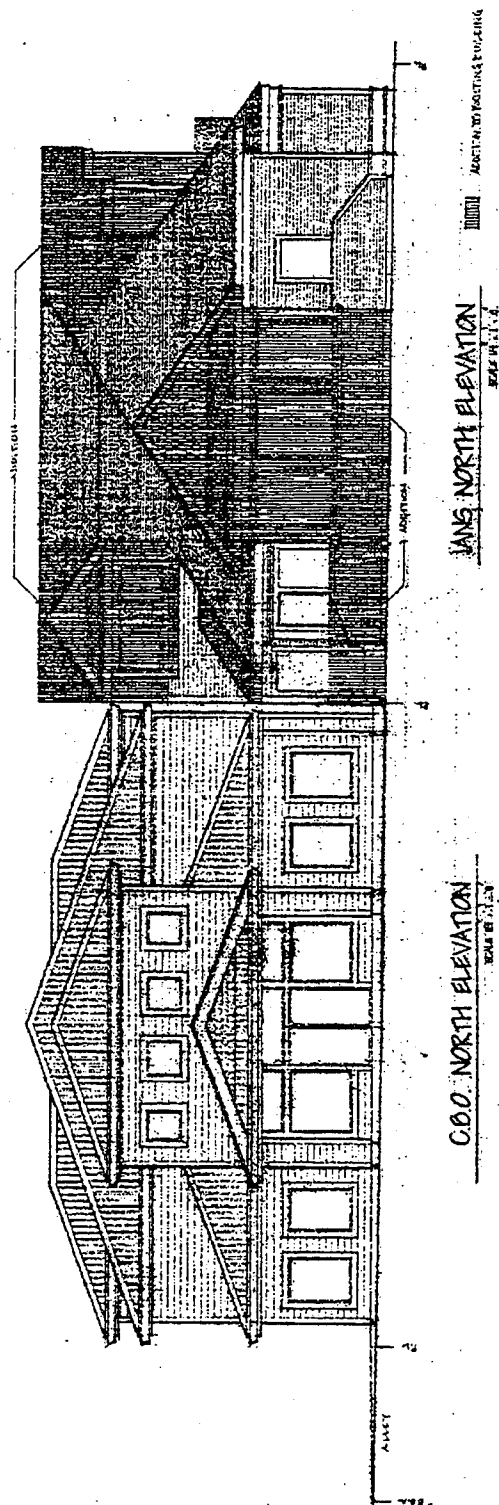
6-158

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



IAN'S EAST ELEVATION  
SCALE: 1/4" = 1'-0"



C.O.O. NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

IAN'S NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



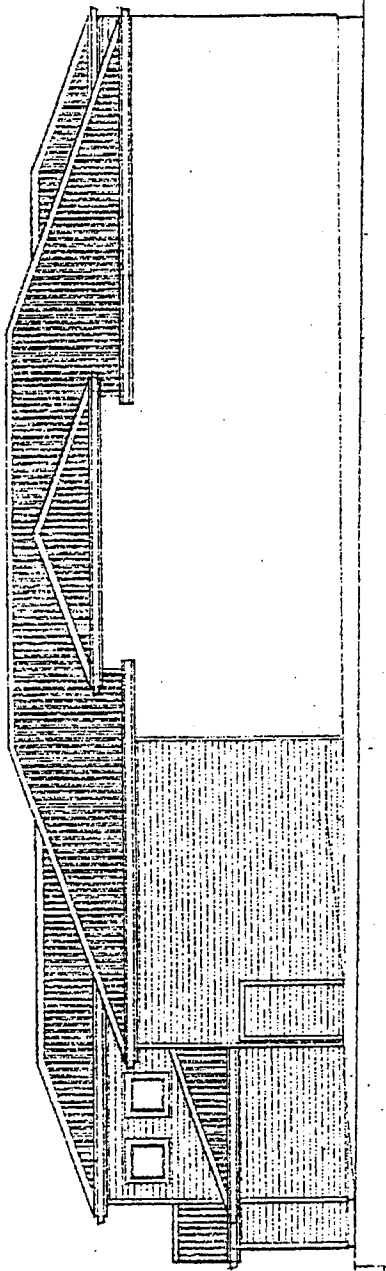
EXHIBIT

Elevations

6-159

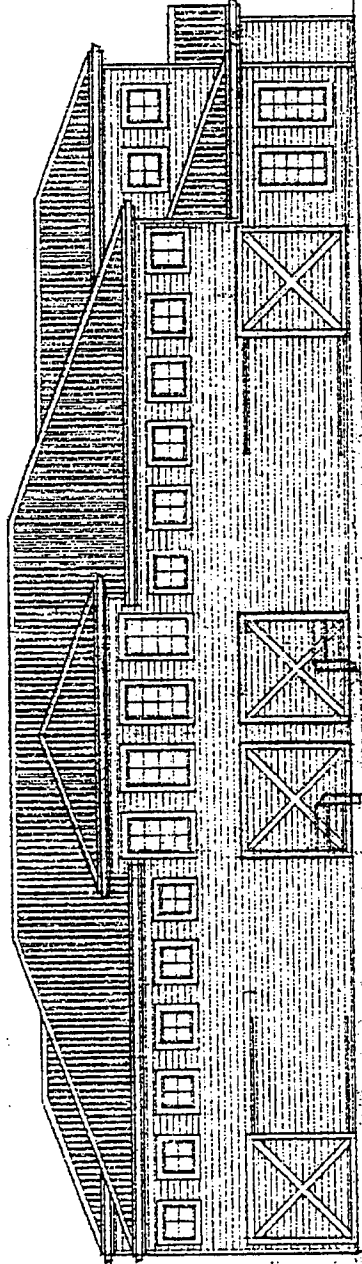
6-160

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



C.B.O. WEST ELEVATION

Scale 1/8" = 1'-0"



C.B.O. EAST ELEVATION

Scale 1/8" = 1'-0"

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



EXHIBIT

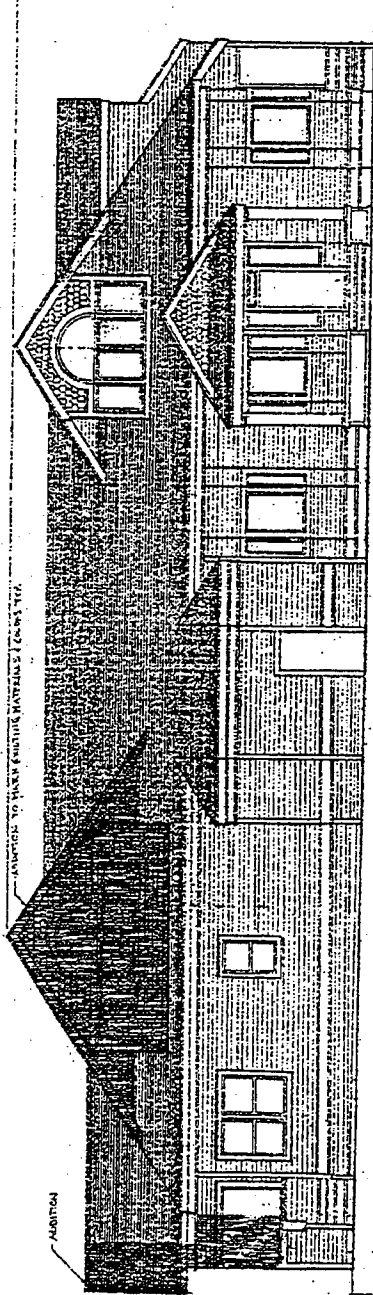
Elevations

6-160

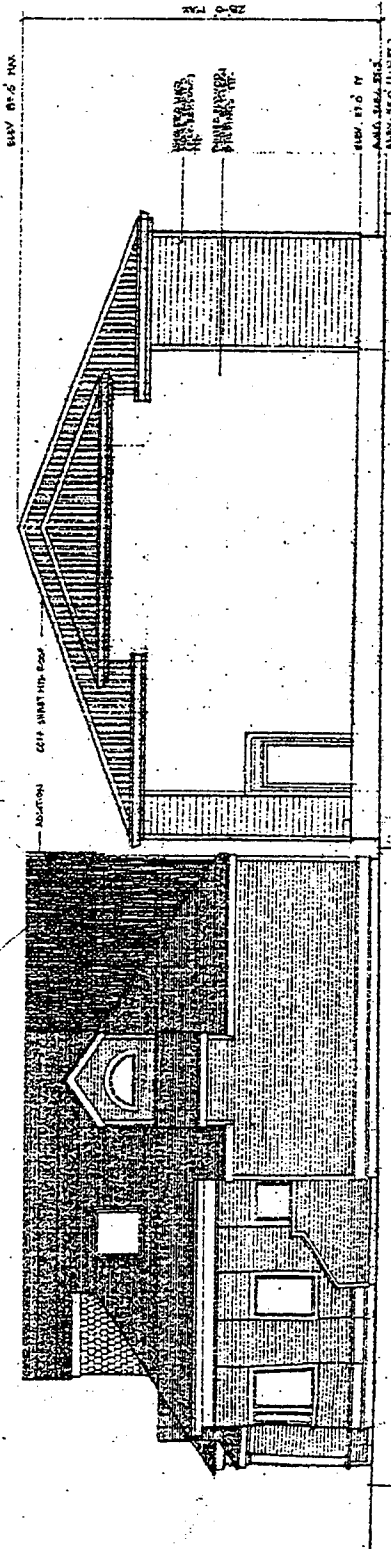
6-161

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

TOP OF BUILDING FOR SETBACK  
AND SETBACK MAINTENANCE



WING WEST ELEVATION  
ADDITION TO EXISTING BUILDING  
SCALE 1/4" = 1'-0"



WING SOUTH ELEVATION  
ADDITION TO EXISTING BUILDING  
SCALE 1/4" = 1'-0"

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



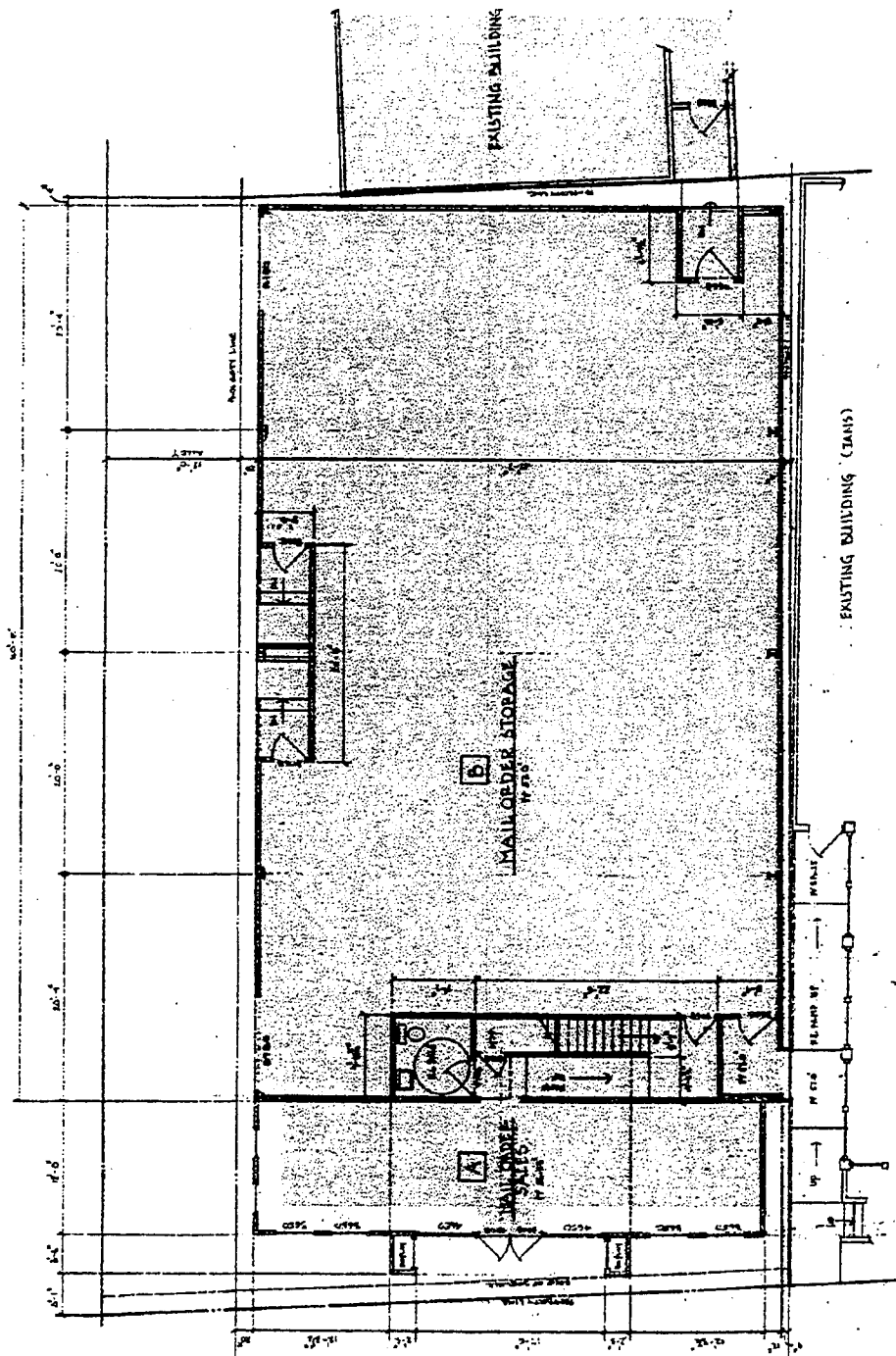
EXHIBIT

Elevations

5  
2

6-162

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



000 1ST FLOOR PLAN  
MAY 27, 1978

- area deleted from proposal
- general merchandise sales area
- general merchandise storage/other area
- commercial kitchen active prep. area
- commercial kitchen walk-in storage area
- mail order & vending use area

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



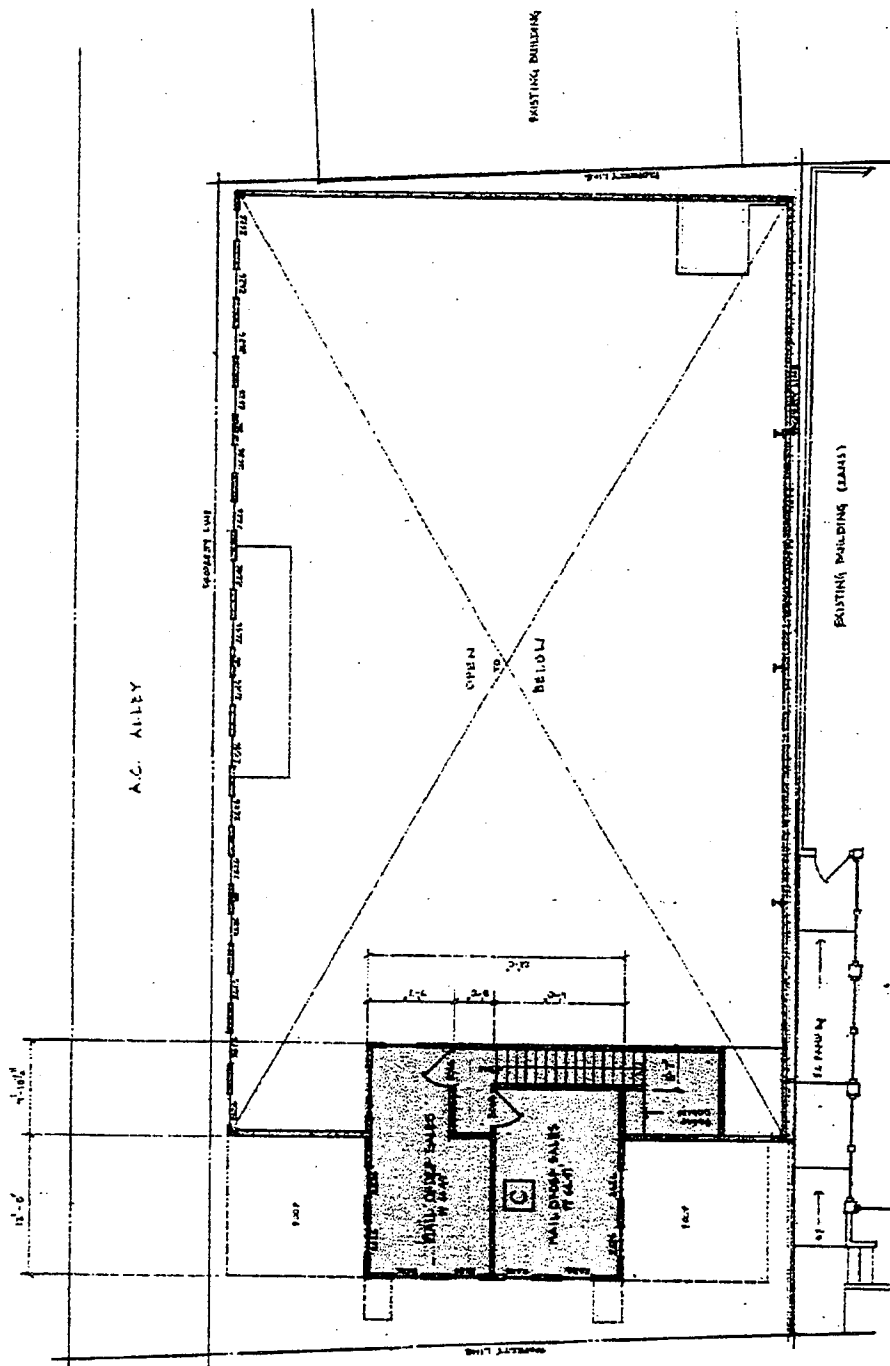
EXHIBIT

First Floor Plan - 2164 Center St

Handwritten signature/initials.

6-163

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



C.O.O. 2ND FLOOR PLAN

- area deleted from proposal
- general merchandise sales area
- general merchandise storage/other area
- commercial kitchen active prep. area
- commercial kitchen walkin storage area
- mail order & vending use area

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



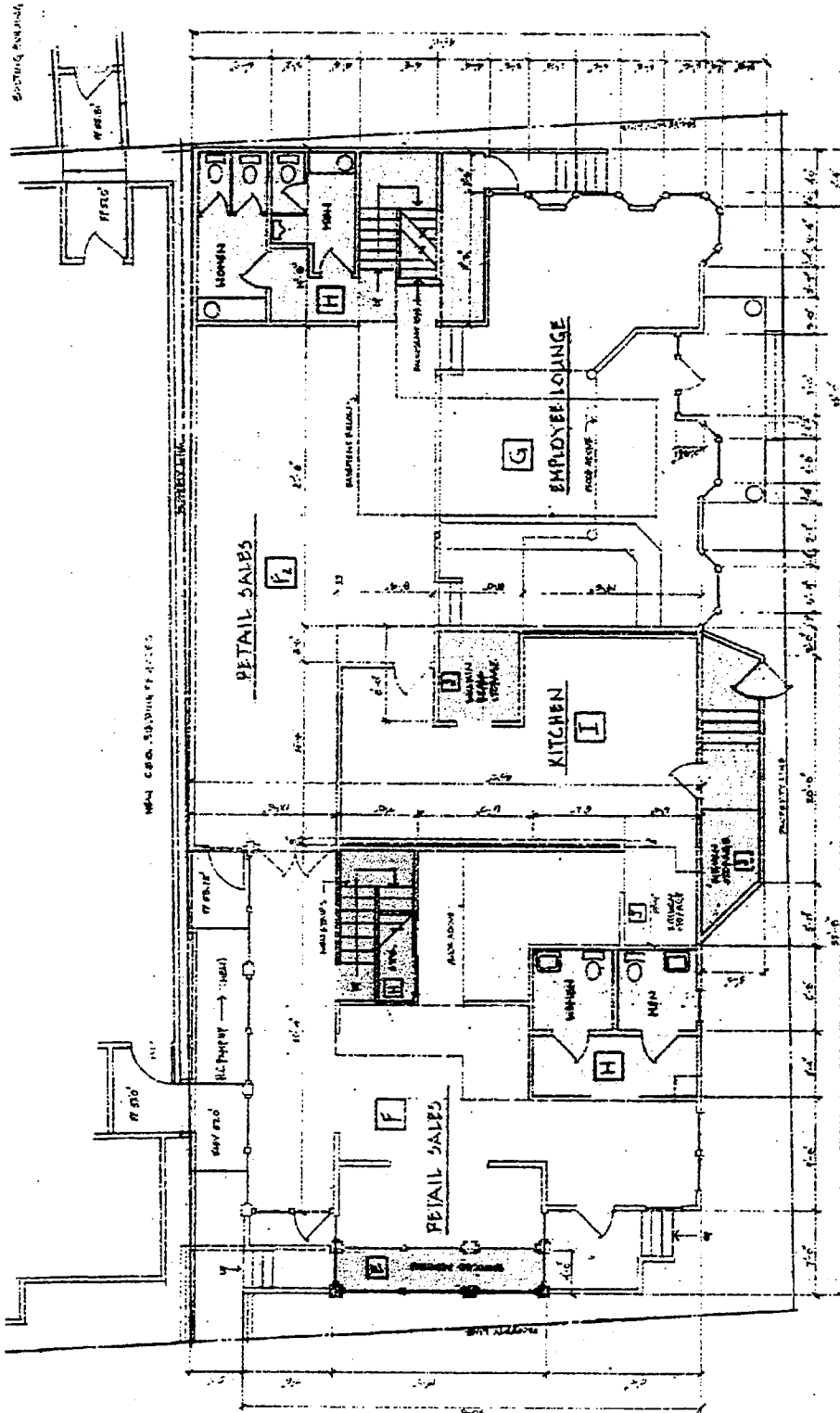
EXHIBIT

Second Floor Plan - 2164 Center St

Handwritten signature and date: 6/16/03

6-164

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



- area deleted from proposal
- general merchandise sales area
- general merchandise storage/other area
- commercial kitchen active prep. area
- commercial kitchen walkin storage area
- mail order & vending use area

1st FLOOR PLAN

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



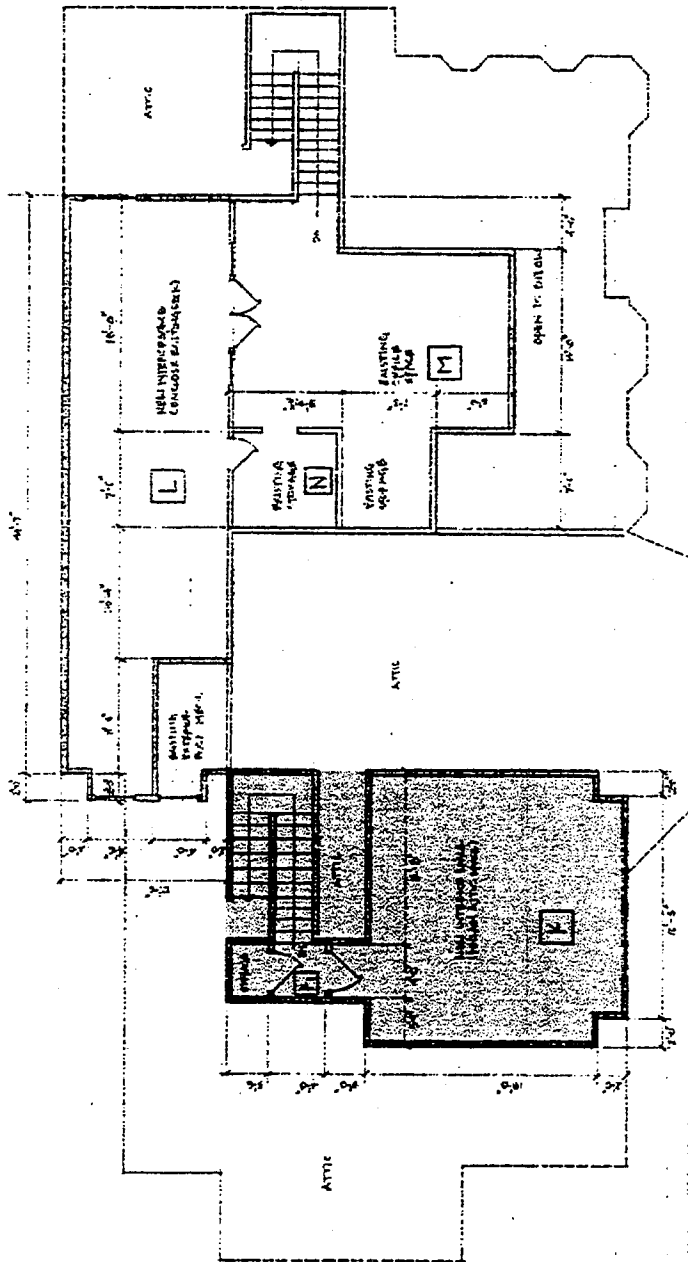
EXHIBIT

First Floor Plan - 2150 Center St

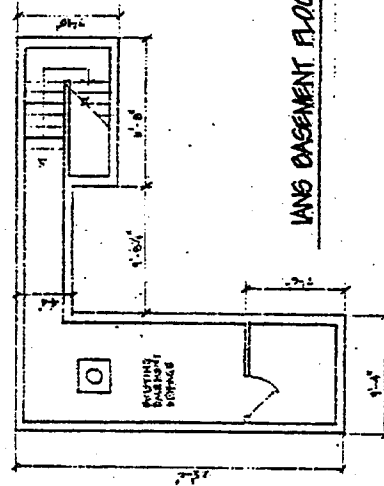
*Handwritten signature/initials*



6-165



1st & 2nd FLOOR PLAN



- area deleted from proposal
- general merchandise sales area
- general merchandise storage/other area
- commercial kitchen active prep. area
- commercial kitchen walk-in storage area
- mail order & vending use area

PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



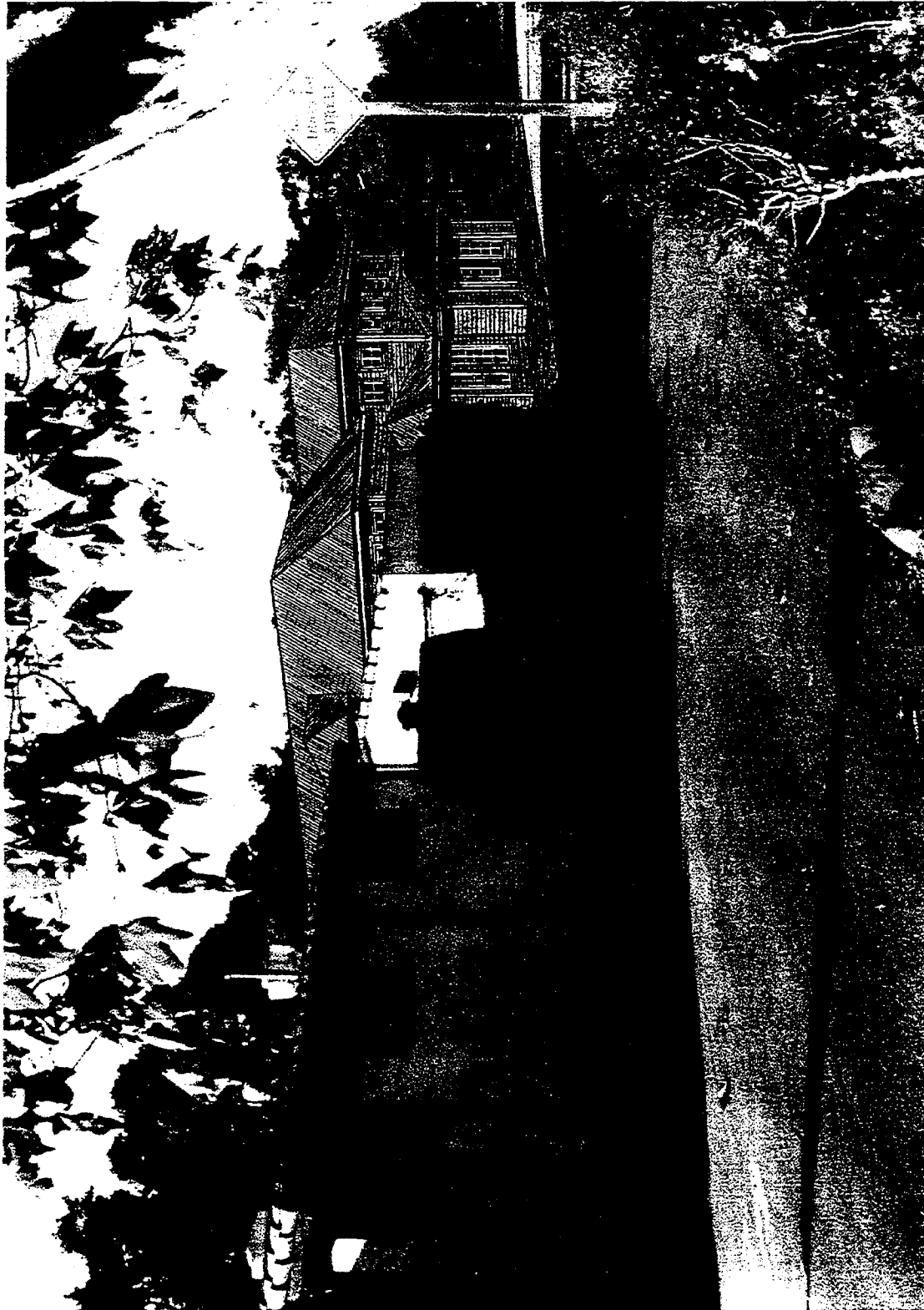
EXHIBIT

Second Floor Plan - 2150 Center St

645

6-166

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Board of Supervisors  
C.B.O., Inc (D990152P)



EXHIBIT

Photo Simulation

05  
05

6-1687

COUNTY OF SAN LUIS OBISPO  
NOTICE OF DETERMINATION AND  
NEGATIVE DECLARATION

For Official Use Only (sm)

ENVIRONMENTAL DETERMINATION NO. ED99-569

DATE: JUNE 9, 2000

PROJECT DESCRIPTION

**APPLICANT/ENTITLEMENT:** C.B.O., Inc. Minor Use Permit; D990152P

**PLANNING AREA:** North Coast, Cambria (Coastal Zone)

**LAND USE CATEGORY:** Commercial Retail

**LUE COMBINING DESIGNATIONS:** Central Business District; Coastal Special Community

**PARCEL SIZE:** 10,000 square feet

**TOTAL AREA OF DISTURBANCE:** Approximately 5,000 square feet

**LOCATION:** 2150 and 2164 Center Street, in the community of Cambria

**PROPOSED USES/INTENT:** A request for a coastal development permit to: 1) demolish an existing building and construct a 4,697-square-foot commercial building (at 2150 Center Street), and 2) remodel an existing commercial building (at 2164 Center Street)

**APPLICANT:** C.B.O., Inc.; Cambria, CA

ENVIRONMENTAL SETTING

<b>TOPOGRAPHY:</b>	Nearly level
<b>VEGETATION:</b>	Ornamentals
<b>SOIL TYPE:</b>	Salinas silty clay loam; Marimel silty clay loam
<b>SOIL CHARACTERISTICS:</b>	Not well drained; moderate erodibility; moderate shrink-swell potential
<b>GEOLOGIC HAZARDS:</b>	Moderately high landslide potential; negligible liquefaction potential
<b>FIRE HAZARD:</b>	Moderate
<b>WATER:</b>	To be provided by Cambria Community Services District
<b>SEWAGE DISPOSAL:</b>	To be provided by Cambria Community Services District
<b>EXISTING USES:</b>	Bike shop; commercial
<b>SURROUNDING USES:</b>	Commercial retail; public facilities

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 310, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On \_\_\_\_\_, 20\_\_\_\_, the San Luis Obispo County Board of Supervisors/Planning Commission/Staff, having considered the Environmental Coordinator's action, approved/denied this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.

Handwritten signature/initials.

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California Department of Fish and Game

# CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: C.B.O. Inc Minor Use Permit; ED99-569  
(D990152P)

Project Applicant

Name: CBO, Inc.  
Address: 2164 Center St.  
City, State, Zip Code: Cambria, CA 93428  
Phone #: (805) 927-5510

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

**FINDINGS OF EXEMPTION:**

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☒ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

**CERTIFICATION:**

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ellen Carroll  
Ellen Carroll, Environmental Coordinator  
County of San Luis Obispo

Date: 6/9/00

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**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No.** C.B.O., Inc. Minor Use Permit; D990152P (ED99-369)

**Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

**Initial Study Reference and Agency Contacts:** The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- |   |   |
|---|---|
| • Project File for the Subject Application                              | • Archaeological Resources Map                                      |
| • County General Plan (Inland & Coastal, including all maps & elements) | • Natural Resources Conservation Service Soil Survey for SLO County |
| • County Land Use Ordinance   | • Flood Hazard Maps   |
| • Area of Critical Concerns Map   | • Airport Land Use Plans  |
| • Fire Hazard Severity Map  | • Other special studies, reports and existing EIRs as appropriate   |
| • Natural Species Diversity Database                                    |   |
| • Areas of Special Biological Importance Map                            |   |

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

- ☒ County Engineering Department
- ☐ County Environmental Health Division
- ☒ County Planning Division
- ☐ County Agricultural Commissioner's Office
- ☐ County Airport Manager
- ☐ Airport Land Use Commission
- ☐ Air Pollution Control District
- ☐ County Sheriff's Department
- ☐ CA Department of Fish and Game
- ☐ CA Department of Forestry
- ☐ CA Department of Transportation
- ☐ Regional Water Quality Control Board
- ☒ CA Coastal Commission
- ☒ Cambria Community Service District
- ☒ North Coast Advisory Council

*Handwritten signature/initials*

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Checklist Identification of Mitigations for Potential Impacts: The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

5  
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## COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1=Potentially Significant Impact
2=Impact Can & Will be Mitigated
3=Insignificant Impact
4=Not Applicable

I. BIOLOGICAL RESOURCES

- |  | 1   | 2   | 3   | 4   |
|--|-----|-----|-----|-----|
| A. Wildlife                                    | ( ) | ( ) | (X) | ( ) |
| B. Vegetation                                  | ( ) | ( ) | (X) | ( ) |
| C. Habitat Area                                | ( ) | ( ) | ( ) | (X) |
| D. Rare and/or Endangered Species              | ( ) | ( ) | ( ) | (X) |
| E. Unique or Fragile Biotic Community          | ( ) | ( ) | ( ) | (X) |
| F. State Area of Special Biological Importance | ( ) | ( ) | ( ) | (X) |
| G. Riparian/Wetland Area                       | ( ) | ( ) | ( ) | (X) |
| H. Other: _____                                | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

- ( ) See attached exhibits: ( ) Developer's Statement; ( ) Agency Response  
 ( ) Revised Plans; ( ) Designated Bldg Sites  
 ( ) See Special Environmental Considerations  
 ( ) See Document in file \_\_\_\_\_

II. DRAINAGE, EROSION AND SEDIMENTATION

- |  |     |     |     |     |
|--|-----|-----|-----|-----|
| *A. Increased Storm Water Runoff               | ( ) | ( ) | (X) | ( ) |
| B. Erodible Soils/Erosion                      | ( ) | ( ) | (X) | ( ) |
| C. Poorly Drained Soils                        | ( ) | ( ) | (X) | ( ) |
| *D. Sedimentation                              | ( ) | ( ) | (X) | ( ) |
| E. Contributes to Existing Drainage Problem    | ( ) | ( ) | ( ) | (X) |
| F. Alters Existing Drainage Course or Waterway | ( ) | ( ) | ( ) | (X) |
| G. Other: _____                                | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

- \*(X) See attached exhibit(s): ( ) Developer's Statement; (X) Agency Response Co. Engineering  
 ( ) Sedimentation & Erosion Control/Drainage Plan  
 ( ) See Special Environmental Considerations  
 ( ) See Document in file \_\_\_\_\_

III. GEOLOGICAL HAZARDS/SITE ALTERATION

- |  | 1   | 2   | 3   | 4   |
|--|-----|-----|-----|-----|
| A. Landslide Hazard  | ( ) | ( ) | ( ) | (X) |
| B. Seismic Hazard  | ( ) | ( ) | ( ) | (X) |
| C. Topographic Alteration; Grading for<br>Building <u>X</u> , Driveways __, Roads __, Other <u>Seawall</u> | ( ) | ( ) | (X) | ( ) |
| D. Soil Expansion  | ( ) | ( ) | (X) | ( ) |
| E. Steep Slopes  | ( ) | ( ) | ( ) | (X) |
| F. Other: _____  | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

- ( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response  
 ( ) Sed./Erosion Control Plan; ( ) Revised Plans; ( ) Designated Bldg Sites  
 (X) See Special Environmental Considerations  
 ( ) See Document in file \_\_\_\_\_

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6-172

1=Potentially Significant Impact
2=Impact Can & Will be Mitigated
3=Insignificant Impact
4=Not Applicable

**IV. WATER RESOURCES**

	1	2	3	4
A. Groundwater Quantity	( )	( )	( )	(X)
B. Groundwater Quality	( )	( )	(X)	( )
C. Surface Water Quantity	( )	( )	(X)	( )
D. Surface Water Quality	( )	( )	(X)	( )
E. Stream Flow Change	( )	( )	( )	(X)
F. Change to Estuarine Environment	( )	( )	( )	(X)
G. Other: _____	( )	( )	( )	( )

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_

( ) Hydrology Report

( ) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

**V. POLLUTION**

A. Hazardous Materials	( )	( )	(X)	( )
B. Groundwater Pollution	( )	( )	( )	(X)
C. Surface Water Pollution	( )	( )	(X)	( )
D. Increase in Existing Noise Levels	( )	( )	(X)	( )
E. Exposure of People to Severe Noise Levels	( )	( )	( )	(X)
F. Substantial Air Emissions	( )	( )	( )	(X)
G. Deterioration of Ambient Air Quality	( )	( )	(X)	( )
H. Creation of Objectionable Odors	( )	( )	( )	(X)
I. Other: _____	( )	( )	( )	( )

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency \_\_\_

( ) Hydrology/Noise Study

( ) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

**VI. TRAFFIC**

*A. Increase in Vehicle Trips	( )	(X)	( )	( )
*B. Reduced Levels of Service on Existing Public Roadways	( )	(X)	( )	( )
C. Limited or Unsafe Access	( )	( )	(X)	( )
D. Creates Unsafe Conditions on Public Roadways	( )	( )	(X)	( )
*E. Area wide Traffic Circulation	( )	(X)	( )	( )
F. Internal Traffic Circulation	( )	( )	(X)	( )
G. Other: _____	( )	( )	( )	( )

\*Mitigation: A \_\_\_ B X [see Co. Code Title 13.01.010-.060; C \_\_\_ D \_\_\_  
North Coast Circulation Fee]

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_

( ) Traffic Study

( ) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_



6-173

1=Potentially Significant Impact  
 2=Impact Can & Will be Mitigated  
 3=Insignificant Impact  
 4=Not Applicable

## VII.

PUBLIC SERVICES

- |                              | 1   | 2   | 3   | 4   |
|------------------------------|-----|-----|-----|-----|
| *A. Fire Protection Services | ( ) | (X) | ( ) | ( ) |
| *B. Police/Sheriff Services  | ( ) | (X) | ( ) | ( ) |
| *C. Schools                  | ( ) | (X) | ( ) | ( ) |
| D. Community Wastewater      | ( ) | ( ) | (X) | ( ) |
| E. Community Water Supply    | ( ) | ( ) | (X) | ( ) |
| F. Solid Waste Disposal      | ( ) | ( ) | (X) | ( ) |
| G. Onsite Wastewater         | ( ) | ( ) | (X) | ( ) |
| H. Onsite Water              | ( ) | ( ) | (X) | ( ) |
| I. Other: _____              | ( ) | ( ) | ( ) | ( ) |

\*Mitigation: A \_\_\_ B X (School Fee, Countywide Fee) C \_\_\_ D \_\_\_

- (X) See attached exhibit(s): ( ) Developer's Statement; (X) Agency Response CCSD, Fire Department  
 ( ) Hydrology Report  
 ( ) See Special Environmental Considerations  
 ( ) See Document in file \_\_\_\_\_

VIII. AESTHETIC/CULTURAL RESOURCES

- |                                       |     |     |     |     |
|---------------------------------------|-----|-----|-----|-----|
| *A. Visual Impact from Public Roadway | ( ) | (X) | ( ) | ( ) |
| B. Increased Light or Glare           | ( ) | ( ) | (X) | ( ) |
| C. Alters Important Scenic Vista      | ( ) | ( ) | ( ) | (X) |
| *D. Archaeological Resources          | ( ) | (X) | ( ) | ( ) |
| *E. Historic Resources                | ( ) | (X) | ( ) | ( ) |
| F. Other: _____                       | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

- (X) See attached exhibit(s): (X) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) Visual Analysis; ( ) Revised Plans; ( ) Landscape Plan; ( ) Designated Bldg Sites  
 (X) See Special Environmental Considerations  
 (X) See Document in file Cultural Resources Survey, Clay Singer & Assoc.

IX. HOUSING AND ENERGY

- |   |     |     |     |     |
|---|-----|-----|-----|-----|
| A. Creates Substantial Demand for Housing       | ( ) | ( ) | ( ) | (X) |
| B. Uses Substantial Amount of Fuel or Energy    | ( ) | ( ) | (X) | ( ) |
| C. Encourages Growth Beyond Resource Capacities | ( ) | ( ) | ( ) | (X) |
| D. Other: _____                                 | ( ) | ( ) | ( ) | (X) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

- ( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) See Special Environmental Considerations  
 ( ) See Document in file \_\_\_\_\_

6-174

1=Potentially Significant Impact  
2=Impact Can & Will be Mitigated  
3=Insignificant Impact  
4=Not Applicable

X. AGRICULTURAL/MINERAL RESOURCES

- |  | 1   | 2   | 3   | 4   |
|--|-----|-----|-----|-----|
| A. Eliminates Valuable Mineral Resources     | ( ) | ( ) | ( ) | (X) |
| B. Prime Agricultural Soils                  | ( ) | ( ) | ( ) | (X) |
| C. Conflicts with Existing Agricultural Area | ( ) | ( ) | ( ) | (X) |
| D. Change from Agriculture to Other Uses     | ( ) | ( ) | ( ) | (X) |
| E. Other: _____                              | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_

( ) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

XI. GROWTH INDUCING/CUMULATIVE EFFECTS

- |   |     |     |     |     |
|---|-----|-----|-----|-----|
| *A. Growth Inducing Effects               | ( ) | ( ) | (X) | ( ) |
| *B. Precedent for Change in Area Land Use | ( ) | ( ) | ( ) | (X) |
| **C. Cumulative Effects: _____            | ( ) | ( ) | ( ) | (X) |
| _____                                     | ( ) | ( ) | ( ) | ( ) |
| _____                                     | ( ) | ( ) | ( ) | ( ) |
| _____                                     | ( ) | ( ) | ( ) | ( ) |
| _____                                     | ( ) | ( ) | ( ) | ( ) |
| _____                                     | ( ) | ( ) | ( ) | ( ) |
| _____                                     | ( ) | ( ) | ( ) | ( ) |
| D. Other: _____                           | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ (School Fee, Countywide Fee) C \_\_\_ D \_\_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_

( ) See Special Environmental Considerations

( ) See Document in File \_\_\_\_\_

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6-175

**SPECIAL ENVIRONMENTAL CONSIDERATIONS  
FOR THE C.B.O., INC. REMODELING PROJECT  
CAMBRIA**

The applicant is requesting a Minor Use Permit (D990152) for the demolition of one building and remodel of an adjacent building in Cambria, California. C.B.O., Inc. currently occupies a building at 2164 Center Street, which is proposed for demolition. The adjacent parcel, 2150 Center Street (formerly Ian's Restaurant), is proposed for remodeling and would be expanded onto the C.B.O. lot. One large (8,146 square feet) building would cover the two lots and would house the C.B.O. mail-order bicycle business. The remodel and new portions of building would follow the architectural style and height of the former Ian's Restaurant building as seen in the attached photo-simulation.

Biological Resources

The proposed project is located on previously disturbed residential lots. The project will not result in the removal of native vegetation nor will it result in any adverse impacts to wildlife resources. Implementation of mitigation measures is not required.

Drainage, Erosion, and Sedimentation

The proposed project entails the addition of only minimal increases in impervious surfaces (rooftops and decking). The County Engineering Department reviewed the project and drainage was not identified as a concern (Engineering memo, 1-11-00). Implementation of mitigation measures is not required.

Geologic Hazards/Site Alteration

As the proposed project will require grading of 5,000 square feet of previously disturbed, level ground, site alteration is not considered to be significant. No mitigation measures are proposed.

Water Resources

The Cambria Community Services District has indicated that as proposed, the project will not change the existing water and sewer service of the facility (letter from Joyce Stone, November 17, 1999). The project will not affect the flow of a stream or impact groundwater quality. Standard erosion control methods should be implemented during construction and grading to minimize impacts to off-site waterways.

Noise and Air Quality

The proposed project will result in temporary increases in ambient noise levels during construction. This impact is insignificant if construction is limited to standard County-approved construction hours (7am-5pm, Monday-Saturday with no construction on Sunday).

Fifteen of the bicycle shop's employees live in Cambria and regularly ride bicycles to work. Because the company is anticipated to be predominately a mail-order business, no additional car trips to the business are anticipated. Employees will use approximately

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6-176

three trips per business day. Degradation of air quality will not be an issue for this project.

#### Traffic

During the construction phase of the project, temporary increases in traffic are expected in the project area. Center Street, where the construction will take place, is not a through street and therefore impacts to traffic should be minimal. Though not anticipated with the current planned use, future use of the proposed structure could result in additional traffic. The project is subject to the North Coast Road Improvement Fees, which will mitigate any impacts.

#### Public Services

The proposed project will not create a need for additional public services in the form of fire protection, schools, or police services. The Cambria Community Services District has approved the project, as it uses no additional water or sewer service than the current buildings require. No mitigation measures are proposed.

#### Aesthetics

Visual impacts were studied through site visits and the creation of a photo-simulation of the completed project.

The existing bicycle shop will be demolished. The proposed remodeling of and additions to the former Ian's building will expand onto this lot.

The former Ian's building is approximately 28 feet above grade. The additions to the building will be at a maximum of 28 feet above grade and will be of a similar architectural style and color to the Ian's building. The Ian's building is a potentially historic structure, and as such, the applicant has indicated that no changes will be made to the exterior of the building other than minor cosmetic changes to remove segments of the Ian's structure that were added for restaurant use (e.g. handicapped ramp).

Due to the size of the building, visual impacts could occur. Use of appropriate colors and treatment will reduce impacts to a level of insignificance.

#### Cultural and Historic Resources

A Phase I archaeological reconnaissance was conducted by Clay Singer on December 28, 1999. No prehistoric or significant historic materials were observed during this survey. Both buildings appear to have been built in the 1920's and have been remodeled in the last decades.

Although the existing bicycle shop is eligible to be considered historic resource because of its age (older than 50 years), it has been remodeled extensively. Due to these changes, the structure would not qualify as "Historic" based on the criteria in CEQA. However, potentially significant historic resources may exist under the building in the form of trash pits, latrines, or landscaping features, and will require mitigation if those resources exist.

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6-177

The Ian's building is also a potentially historic structure. The applicant has indicated that no changes will be made to the exterior of the building other than minor cosmetic changes to remove segments of the Ian's structure that were added for restaurant use (e.g. handicapped ramp), thus no impact would result to the structure. .

The applicant agrees via the Developer's Statement that immediately after the demolition of the CBO building, and before any new construction excavation, an evaluation of the exposed soil and review of the potential for buried deposits will be reported. If historic resources are discovered and recovered, the artifacts and associated documentation shall be donated to the Cambria Historical Society. In the event that prehistoric artifacts are discovered and collected, the Environmental Coordinator will designate a legitimate curatorial repository for the materials somewhere in San Luis Obispo County.

#### Housing and Energy

The proposed project will not cause an increase in demand for housing or encourage growth beyond resource capabilities. The project will house a mail-order bicycle business that has less than one percent retail sales and only 20 employees. No mitigation is required.

#### Agricultural/Mineral Resources

The proposed project does not impact agricultural land nor will it eliminate any valuable resource. No mitigation is required.

#### Growth Inducing/Cumulative Effects

The C.B.O. project entails remodeling and rebuilding existing commercial properties for future commercial uses. C.B.O., Inc. is not supplying a significant number of jobs to the community, thereby not causing impacts from growth. No mitigation is required.

6-177

Date: May 26, 2000

**DEVELOPER'S STATEMENT FOR THE  
CBO Inc. Remodel - (D990152P)**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**I. AESTHETIC/CULTURAL RESOURCES****A. Aesthetic**

1. **Prior to issuance of construction permits**, the applicant shall submit the color palette chosen for the building for review and approval by the County Department of Planning and Building.


**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Division.

**B. Cultural**

2. **Immediately after demolition of the CBO building and before any new construction excavation**, the cleared surface shall be examined by an archaeologist familiar with the area and an evaluation of the exposed soil and review of the potential for buried deposits shall be conducted. The applicant shall implement the recommendations of the archaeologist as required by the Environmental Coordinator.
  3. In the event that historic or prehistoric resources are discovered, and artifacts are recovered, the recovered artifacts shall be analyzed and curated at a legitimate repository as required by the Environmental Coordinator.
  4. **Prior to the final inspection**, a report, prepared by the consulting archaeologist shall be submitted summarizing all monitoring activities, including evaluation and analysis of any discovered artifacts.
- 6-178

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Division.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

  
Signature of Owner(s)

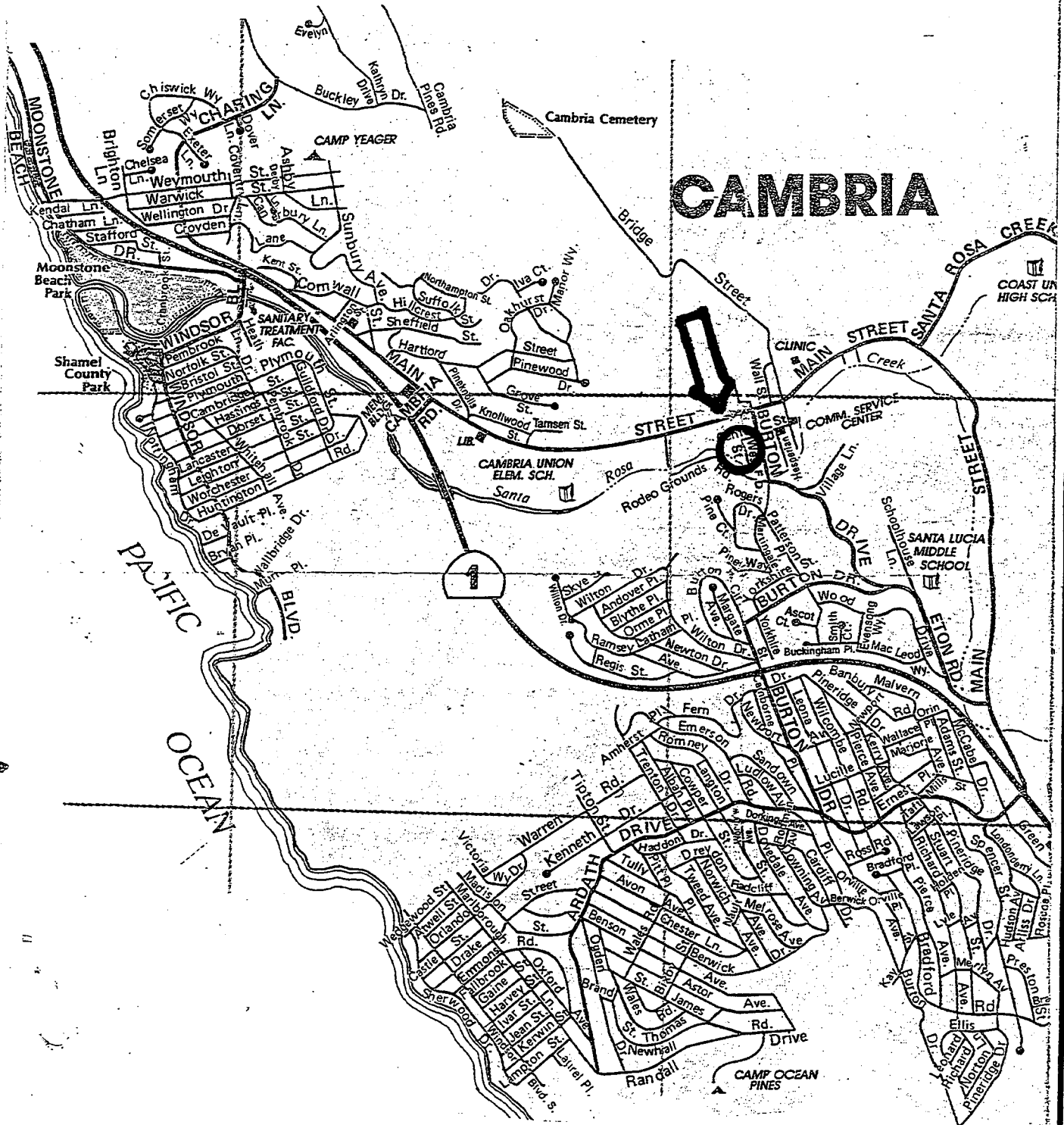
6/2/00

Date

Clay Akey  
Name (Print) Owner

6-179  
78

6-180



PROJECT

CBO Inc. (D990152P)

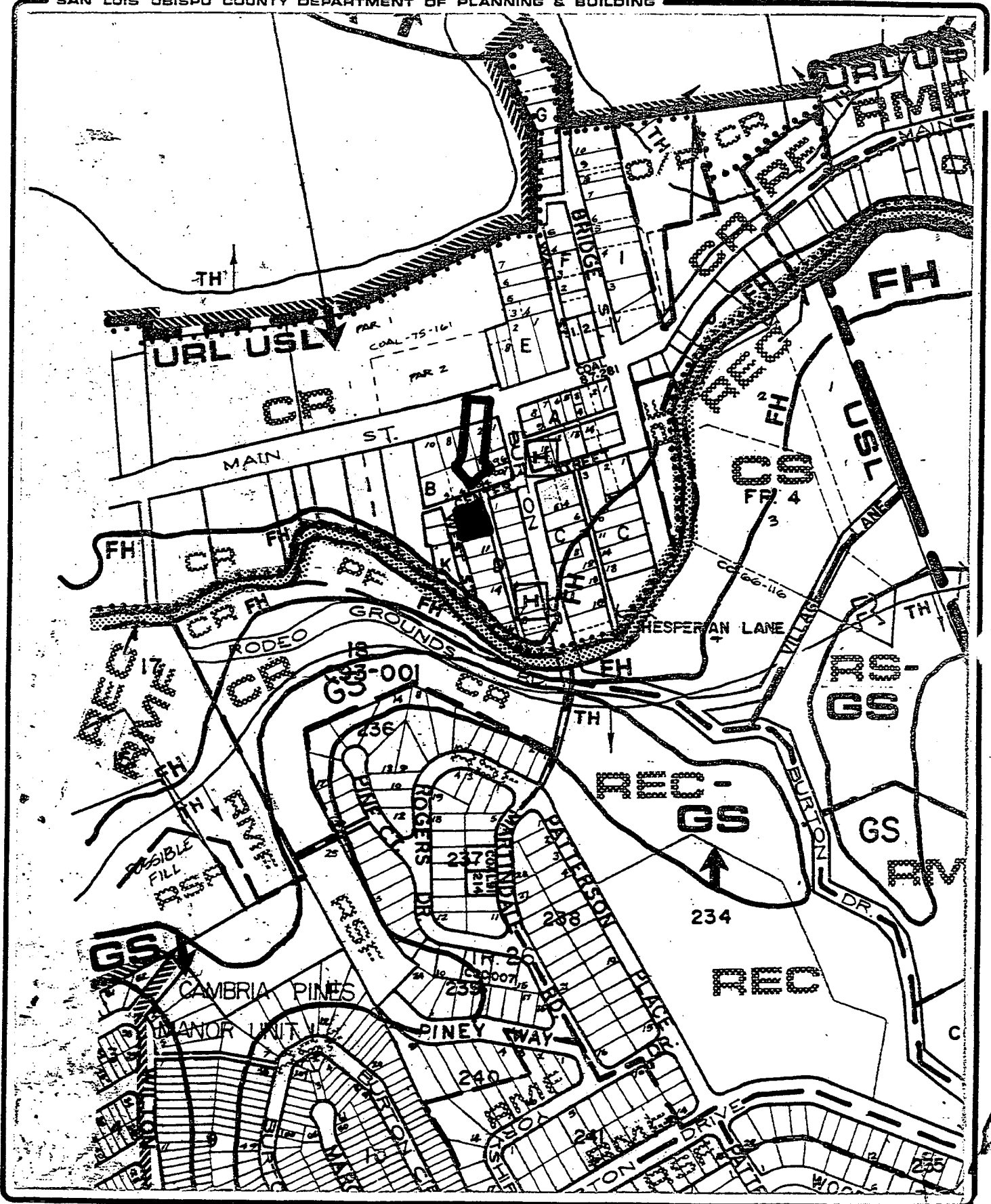


EXHIBIT

Vicinity Map



6-181



PROJECT

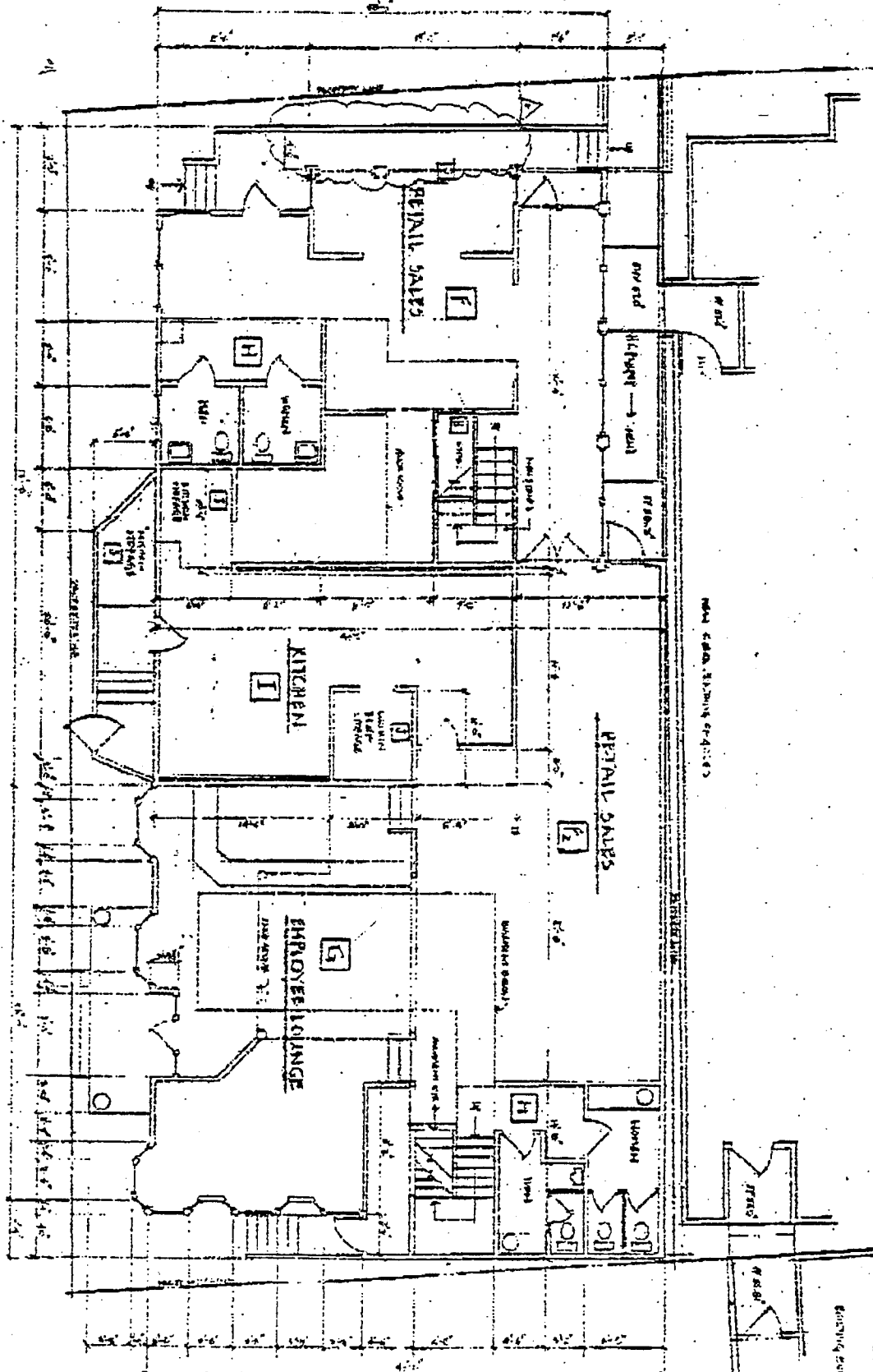
CBO Inc. (D990152P)



EXHIBIT

Land Use Category Map

6-187



1. ALL ROOMS SHALL BE 10' HIGH  
 2. ALL ROOMS SHALL BE 10' WIDE  
 3. ALL ROOMS SHALL BE 10' DEEP  
 4. ALL ROOMS SHALL BE 10' LONG  
 5. ALL ROOMS SHALL BE 10' SQUARE  
 6. ALL ROOMS SHALL BE 10' CIRCULAR  
 7. ALL ROOMS SHALL BE 10' TRIANGULAR  
 8. ALL ROOMS SHALL BE 10' POLYGONAL  
 9. ALL ROOMS SHALL BE 10' IRREGULAR  
 10. ALL ROOMS SHALL BE 10' COMPLEX

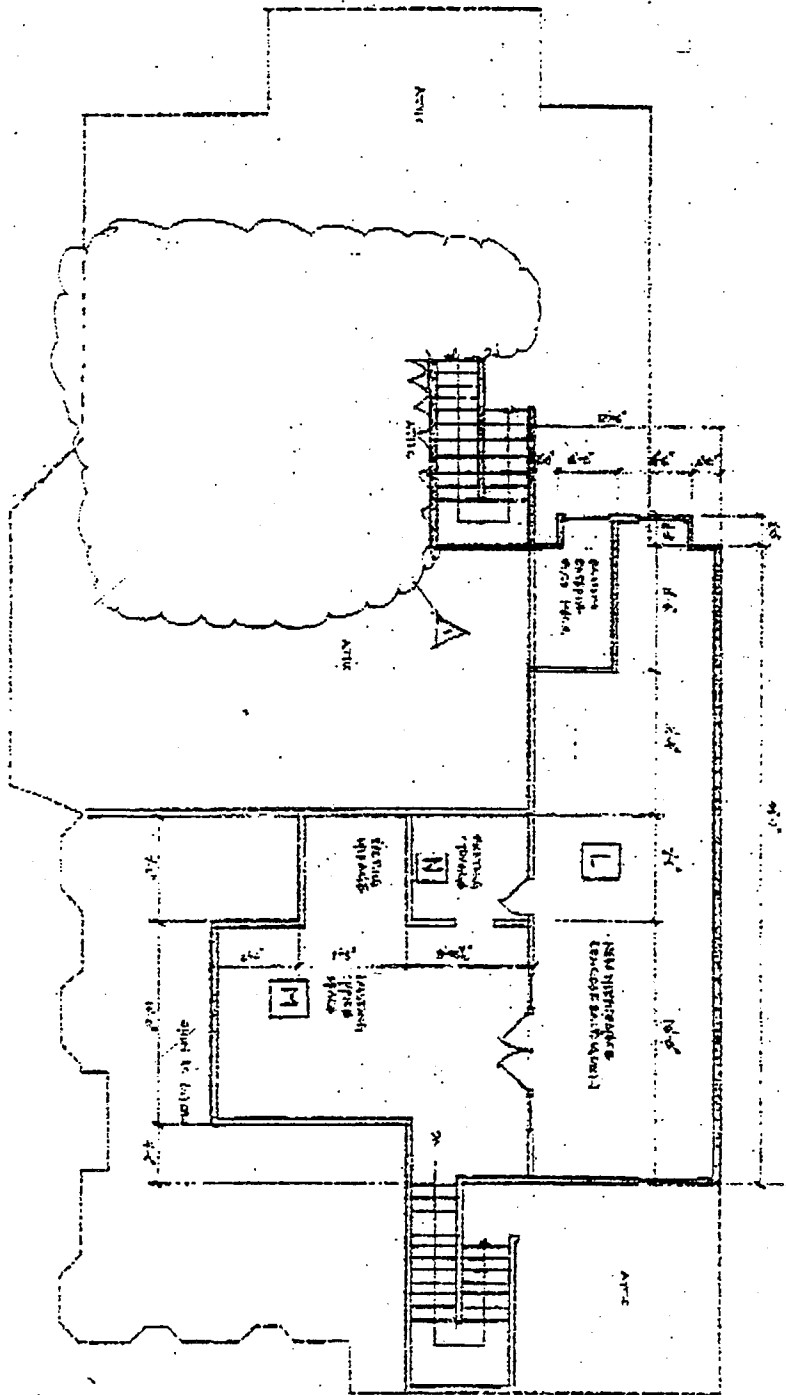
1ST FLOOR PLAN

5/8

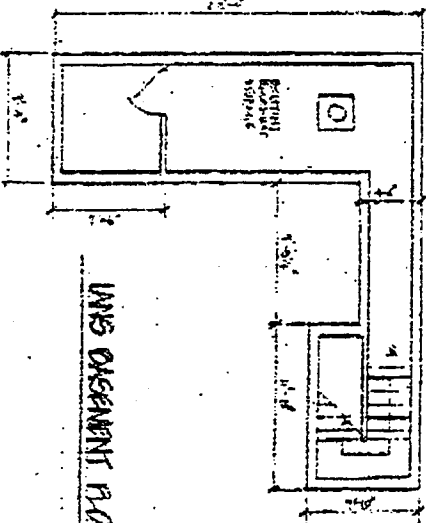
6-183

KEY:  
 --- FINISH WALL TO BE REMOVED  
 --- FINISH WALL TO REMAIN  
 --- NEW WALL TO BE BUILT  
 A S I-CO

1st and 2nd Floor Plan



1st and 2nd Floor Plan



A-6

UPPER FLOOR PLAN  
 LOWER FLOOR PLAN

NEW COMMERCIAL  
 2704 CENTER ST.  
 APO 96301-022  
 COMMERCIAL, BUREAU  
 2704 CENTER ST.  
 APO 96301-021  
 COMMERCIAL, BUREAU

CONTRACT  
 2704 CENTER STREET  
 CORONA, CA 92522

553

6-184

600 NORTH ELEVATION  
SCALE 1/4" = 1'-0"

1400 NORTH ELEVATION  
SCALE 1/4" = 1'-0"

5/1/00  
A-7

1400 EAST ELEVATION  
SCALE 1/4" = 1'-0"

600 NORTH ELEVATION  
SCALE 1/4" = 1'-0"

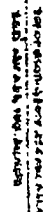
ELEVATIONS

NEW CONSTRUCTION  
2000 CENTER ST.  
ANN ARBOR, MI 48106-0007  
COMMERCIAL, RESIDENTIAL  
2000 CENTER ST.  
ANN ARBOR, MI 48106-0007

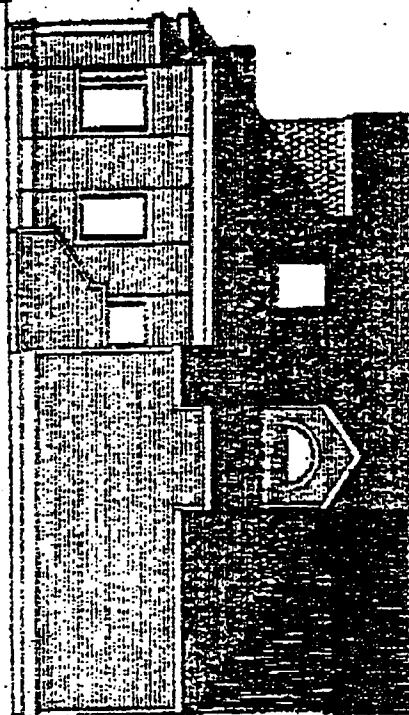
OWNER:  
C.E.O. INC.  
2000 CENTER STREET  
ANN ARBOR, MI 48106-0007

538

85

[illegible]

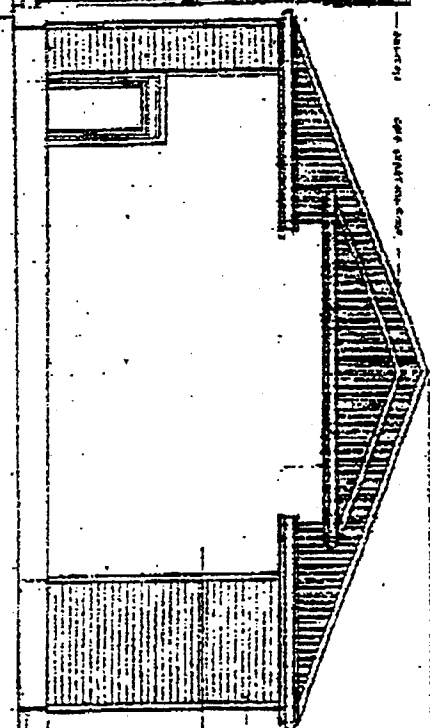
DATE: 10/10/19



LAND SOUTH AFRICA

16-10-1944

**RECEIVED** 10/10/1966 BY ADJUTANT



**G.P.O. SOUTH ELEVATION**

Page 14 of 20

[illegible]

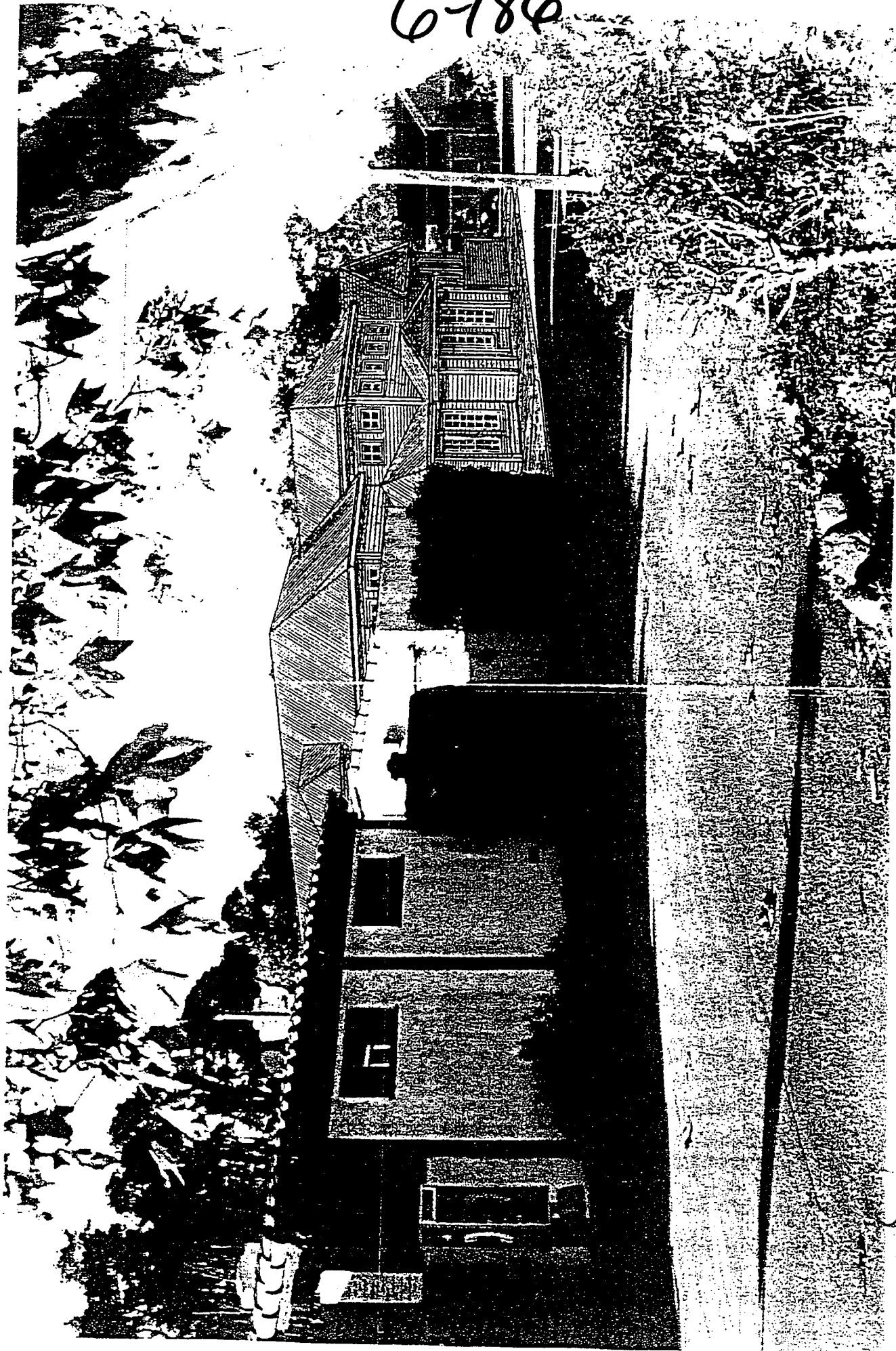
## ELEVATIONS

DRUG CONCENTRATION  
FIVE CLINICAL ST.  
APR 07-08-09  
CONCENTRATION, PHARMACEUTICAL  
FIVE CLINICAL ST.  
APR 07-08-09

OWNER:  
U.S.C. INC.  
374 CENTER STREET  
CAMDEN, N.J. 08102

4-2

6-186



6-185



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SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA,

DIREL

BRYCE TINGLE, AICP

ASSISTANT DIRECTOR

ELLEN CARROLL

ENVIRONMENTAL COORDINATOR

BARNEY MCCAY

CHIEF BUILDING OFFICIAL

PATRICK BRUN

ADMINISTRATIVE SERVICE OFFICER

THIS IS A NEW PROJECT REFERRAL

DATE:

12/3/99

TO:

ENG

C.B.O. Inc 10990152P

Project Name and Number

FROM:

Coastal Team

Development Review Section (Phone: 781-5183)

PROJECT DESCRIPTION:

Remodel old gas restaurant, demolish existing bicycle shop and rebuild.

Return this letter with your comments attached no later than:

12/17/99

**PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?**☒

YES

(Please go on to Part II)

☐

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

**PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**☒

NO

(Please go on to PART III)

☐

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

**PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.** Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.**IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL**

No CONCERNS AT THIS TIME

1/11/00

Date

Michael Britton

Name

5118

Phone



6-188

SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP

DIRECTOR

BRYCE TINGLE, AICP

ASSISTANT DIRECTOR

ELLEN CARROLL

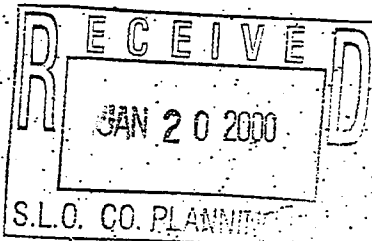
ENVIRONMENTAL COORDINATOR

BARNEY MCCAY

CHIEF BUILDING OFFICIAL

PATRICK BRUN

ADMINISTRATIVE SERVICE OFFICER



THIS IS A NEW PROJECT REFERRAL

DATE: 12/3/99

TO: Cambria CSD (Dire) C.B.O. Inc 10990152P

Project Name and Number

FROM: Coastal Team

Development Review Section (Phone: 781-5183)

PROJECT DESCRIPTION: Remodel old mex restaurant; demolish existing bicycle shop and rebuild.

Return this letter with your comments attached no later than: 12/17/99

## PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES (Please go on to Part II)☒ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

## PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO (Please go on to PART III)☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

## PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

SEE ATTACH

1-15-00

Name

Steve Bito

Phone

927-6240 ext 2





6-189  
**Cambria Fire Department**

2850 Burton Dr., Cambria, CA 93428 • Headquarters: (805) 927-6240 Emergency: 911  
Fire Chief Curtis J. Hatton

Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93401

**FIRE PLAN REVIEW**

Date: 1-15-2000

Building owners Name: Cambria Bicycle Outfitters

APN# 13-262-001 & 002

Project Address: 2164 Center St., Cambria, CA

Building Permit Number: D990152

Total Square Footage of Project: Ians 5546.5 & C.B.O. 4697.5

Is Sprinkler System required: Yes 100% Coverage in buildings over 5000 Sq. Ft.

24 hour supervised monitored system required: Yes

Nearest Fire Hydrant:

Location: Center St. and West St.

Distance: On property corner

Secondary Fire Hydrants:

Location: Burton Dr. next to Chevron

Distance: 400 Aprox.

Driveway Access: None Grade: N/A

Turnarounds required: No

COMMENTS: See attached pages.

APPROVED - YES

*J. Steven Bitto*

J. Steven Bitto  
Fire Prevention Officer

*h*  
*40*

6-190

### Fire Sprinklers

Buildings greater than 5000 square feet are required to be sprinklered. All fire sprinkler systems shall be designed and installed in accordance with the NFPA Standard 13, and shall be maintained as required by the Uniform Fire Code.

C.C.S.D. Ord. 7-84

### Fire Alarm System

An approved Fire Alarm System shall be installed. All Fire-alarm systems shall be supervised by an approved central proprietary or remote station service.

C.C.S.D. Ord. 7-84

### Final Inspections

All fire alarm, fire sprinkler systems, and other fire protection systems shall meet the approval of the Cambria Fire Department as to installation, location and shall be subject to such periodic test as required by the Chief. **Plans and specifications shall be submitted for review and approval prior to construction. UFC 1001.3**

### Addressing

All projects, prior to final inspection approval, shall comply with Title 20, Address and Road Name Ordinance. Appropriate addresses, road names and signs shall be installed prior to final inspection. Numbers shall contrast with their background. UFC 901.4.4

### Fire Safety During Construction

Fire extinguishers shall be provided for buildings under construction. The number and type of extinguishers shall be determined by the Chief, and the type of extinguisher shall be suitable for the type of hazard present. UFC 8704.4.2

### Fire Extinguishers

A minimum of one 2-A-10:BC extinguisher for every floor is required. Travel distance shall not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached. T19 Sec.3.29

### Exiting Requirements

Exit signs required over all exits.

No storage allowed under stairway unless one hour construction.

UFC. 1207.3

6-190

6-191

Obstructions

The required width of any fire apparatus access road (ALLEY) shall not be obstructed in any manner, including the parking of vehicles. These widths shall be maintained at all times. UFC 902.2.4.1

All areas that are posted NO PARKING shall remain, and shall be maintained as such. There will be no parking allowed on Center St. West St. or in the Alley.

If occupancy type changes in the future we will require another Fire Plan Review be done.

C.B.  
af

6-198

(LYANN)



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR  
BRYCE TINGLE, AICP  
ASSISTANT DIRECTOR  
ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR  
BARNEY MCCAY  
CHIEF BUILDING OFFICIAL  
PATRICK BRUN  
ADMINISTRATIVE SERVICE OFFICER

RECEIVED  
JAN 24 2000  
S.L.O. CO.

THIS IS A NEW PROJECT REFERRAL

DATE: 12/3/99 7/5/00 7/24/00

TO: FROM: Jan Di Leo / County Parks C.B.O. Inc 10990152 P

Project Name and Number

FROM: Coastal Seam

Development Review Section (Phone: 781-5183)

PROJECT DESCRIPTION: Remodel old gas restaurant, demolish existing bicycle shop and rebuild.

Return this letter with your comments attached no later than: 12/17/99

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

- YES (Please go on to Part II)
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- NO (Please go on to PART III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

No comment

27/24/00 Jan Di Leo
Name

X7089
Phone



**North Coast Advisory Council**

P.O. Box 533

Cambria, CA 93428

6-193

January 24, 2000

Lauren LaJoie  
Planning and Building Department  
County Government Center  
San Luis Obispo, CA 93408

re: C.B.O., Inc./D990152P

Dear Ms. LaJoie:

At its January 19 meeting, the North Coast Advisory Council voted unanimously (11-0) to approve the remodeling of the old Ian's Restaurant and the demolishing and rebuilding of an existing bicycle shop.

Sincerely,

Doug Buckmaster  
Corresponding Secretary

cc: Doreen Blanck

5  
up

6-194

**FORREST & GERI WARREN**

5079 SANTA ROSA CREEK ROAD  
CAMBRIA, CA 93428  
Home Phone 805-927-3271

August 16, 2000

Martha Needer  
San Luis Obispo Building and Planning  
County Government Center  
San Luis Obispo, Ca 93408

Dear Martha,

Regarding Minor Use permit to demolish a structure located at 2150 and 2164 Center Street in the town of Cambria, APN 013-262-001 and 002, County file number D990152P, applicant being CBO Inc.

We are property owners at 2276 Center Street. The Warren family has been in the area for five generations and we have had property in the Center Street area for the last 80 years.

The downtown area has a lot of historical buildings, most of which are small in scale. The downtown area suffers from the lack of parking and adequate street size to accommodate large trucks.

The recent plan to renovate the old smaller buildings in the area is a positive plan to keep the feeling of the old village.

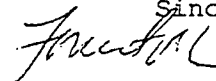
The further demise of older small buildings only changes the character of the village. By having large warehouse type buildings in the area will only have negative impacts on the area character and businesses.

We question the idea of the need to take down any old building in this area and the need to add the additional square feet of commercial use in an area that has traffic/parking problems.

The compatibility of this larger scale building with the surrounding village and how it will impact its neighbors is significant in my mind.

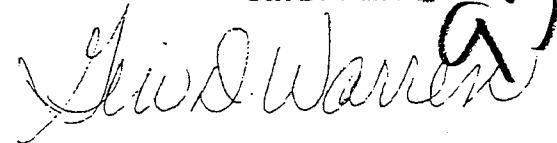
We are not in favor of this project. We do not feel it fits in this neighborhood and will only cause more problems for the neighbors. We also question the issue of the zoning and how this project fits into this area of the community. We are requesting that the whole issue of policy regarding this type of use should be looked at as it effects the future of the downtown area.

Sincerely,



Forrest G. Warren

Gerri D. Warren



6-195

HOLLIE M. STOTTER  
1595 Cardiff Drive  
Cambria, CA 93428

August 12, 2000

RE: Cambria Bike Outfitters - expansion.

Mr. Walter Hoag  
San Luis Obispo County Planning Department  
County Government Center  
1050 Main Street  
San Luis Obispo, CA 93408

Dear Mr. Hoag:

Unfortunately, I will not be able to attend the August 18th hearing concerning the proposed expansion of the Cambria Bicycle Outfitters offices because of my work schedule at Hearst Castle. Also the Cambria Design Committee does not meet again until August 16th. Therefore, I can only represent my own opinion and that of several other members of the committee with whom I have talked.

My opinion, and I believe the consensus of our Design Committee, is that this matter should be referred to the County Planning Commission with a request that a public hearing be held with sufficient notice to the public and the media. It is requested that this opinion be expressed at your meeting. It is believed that this is a policy issue as the proposed expansion would substantially change the character of Cambria's East Village. The parking and loading and unloading of materials would have an impact on other economic units in the area. Also, the removal and replacement of an historic building with a warehouse would visually impact Cambria's East Village.

I thank you in advance for consideration of this suggestion to elevate this issue to the County Planning Commission for their consideration.

Sincerely yours,

*Hollie M. Stotter*

Hollie M. Stotter  
Chair, Cambria Design Committee

RECEIVED

AUG 14 2000

S.L.O. COUNTY  
PLANNING DEPT

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6-196

AUGUST 16, 2000

MS. MARTHA NEEDER, COUNTY PLANNER  
SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CALIFORNIA  
93408

RE: CAMBRIA BICYCLE OUTFITTERS; PROJECT D-990152P

DEAR MS. NEEDER,

I AM A CAMBRIA NATIVE AND VERY INTERESTED IN CAMBRIA'S HISTORY AND THE PRESERVATION OF SAME. I FIND THE PROJECT REFERENCED ABOVE THAT MR. CLAY ACHEY HAS PROPOSED TO BE APPALLING.

THE STUCCO HOUSE THAT MR. ACHEY IS PROPOSING TO TEAR DOWN WAS BUILT IN 1931 BY MR. MILTON MAYFIELD, A GRANDSON OF ONE OF CAMBRIA'S FOUNDERS, MR. WILLIAM LEFFINGWELL, SR.

WILLIAM AND EUNICE LEFFINGWELL AND THEIR SEVEN ADOLESCENT SONS AND DAUGHTERS ARRIVED IN CAMBRIA IN 1858. THEIR SUBSEQUENT CONTRIBUTION TO CAMBRIA WAS ENORMOUS. THEY OWNED AND OPERATED THE MAIN SAW MILL, THE GRIST MILL, A DAIRY AND A MINE. MR. LEFFINGWELL GAVE THE COMMUNITY THE LAND THAT IS STILL USED AS THE COMMUNITY CEMETERY.

THE LEFFINGWELL'S THIRD DAUGHTER, ROXANA MATILDA, MARRIED BENJAMIN FRANKLIN MAYFIELD IN THE 1860S AND THEY BIRTHED AND REARED SEVEN CHILDREN; MILTON MAYFIELD WAS THEIR OLDEST SON. THE MAYFIELD FAMILY DAIRIED AND RAISED PRIZE APPLES ON SAN SIMEON CREEK ROAD.

AT THE TURN OF THE CENTURY, MILTON MAYFIELD BOUGHT HIS OWN RANCH FARTHER UP SAN SIMEON CREEK. HE RAN A SUCCESSFUL DAIRY AND BRED FINE HORSES ON THIS RANCH FOR MANY YEARS. IN 1920, MR. MAYFIELD BOUGHT THE CHARLES IVENS HOUSE ON THE CORNER OF LEE AND CENTER STREETS IN CAMBRIA (PRESENTLY, THE SITE OF ANOTHER STUCCO BUILDING, THE SOUZA HOUSE AKA ROBIN'S RESTAURANT). HE BUILT A CORRAL AND ENCLOSURE ADJACENT TO THE HOUSE FOR HIS FINE SADDLE HORSES.

IN 1931, THE 68 YEAR OLD BACHELOR FELL IN LOVE AND BUILT THE STUCCO HOUSE REFERENCED ABOVE, FOR MILLIE, HIS BRIDE TO BE. MR. MAYFIELD COMPLETED THE HOUSE BUT, UNFORTUNATELY, HE PASSED AWAY BEFORE THE MARRIAGE TOOK PLACE. HIS HEIRS SOLD THE STUCCO HOUSE TO WILFRED AND HAZEL LYONS IN 1937 FOR \$2,000. A FEW YEARS LATER, THEY ADDED A THIRD BEDROOM TO THE HOUSE. THE LYONS REARED THEIR TWO DAUGHTERS, ENTERTAINED THEIR MANY FRIENDS (INCLUDING MY FAMILY), TOOK PRIDE IN THEIR LOVELY HOME AND ITS ADJACENT FLOWER GARDEN FOR NEARLY THIRTY YEARS.

CP



6-199

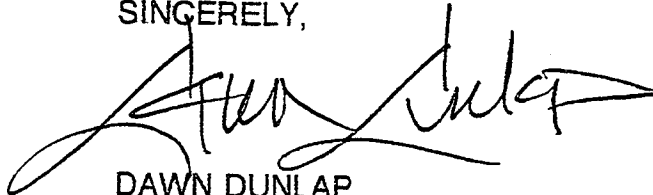
IN 1965, THE LYONS MOVED TO MR. LYONS' FAMILY HOME (YET ANOTHER CAMBRIA STUCCO) ON THE CORNER BRIDGE AND DAVIS STREETS. MR. LYONS' FATHER AND MOTHER WERE MERCHANTS IN CAMBRIA FOR OVER SIXTY YEARS. MR. LYONS AND HIS WIFE WORKED FOR MR. HEARST IN THE 1930S AND THEN AT HISTORIC SOTO'S MARKET FOR THE NEXT FORTY YEARS.

THE PRECEDING IS A BIT OF THE HISTORY OF THE PEOPLE ASSOCIATED WITH STUCCO HOUSE THAT MR. ACHEY PROPOSES TO TEAR DOWN AND REPLACE WITH A WAREHOUSE FOR BICYCLES. PLEASE DO NOT ALLOW THIS.

I ASK THAT YOU AND YOUR DEPARTMENT TAKE A LONG AND THOUGHTFUL LOOK AT WHAT WOULD BE THE BEST USE OF THE MAYFIELD/LYONS HOUSE AND ITS SITE. I ASK THAT YOU HAVE MR. ACHEY'S PROPOSAL BROUGHT BEFORE THE SAN LUIS OBISPO COUNTY PLANNING COMMISSION FOR A FULL REVIEW AND A PUBLIC MEETING.

I ALSO ASK THAT YOUR DEPARTMENT SET A POLICY REGARDING THE DOZEN EXTENT STUCCO HOUSES THAT WERE BUILT IN THE DOWNTOWN CAMBRIA BETWEEN 1919 AND 1940. PLEASE SET A POLICY REGARDING THEIR RESTORATION OR REPLACEMENT BEFORE ITS TOO LATE. THANK YOU FOR YOUR CONSIDERATION.

SINGERELY,



DAWN DUNLAP  
P.O. BOX 6  
HARMONY, CALIFORNIA 93435



6-198

AUGUST 17, 2000

MS. MARTHA NEEDER, COUNTY PLANNER  
DEPARTMENT OF PLANNING AND BUILDING  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CALIFORNIA 93408

DEAR MS. NEEDER,

I HAVE LIVED IN CAMBRIA FOR NEARLY SIXTY YEARS AND HAVE WITNESSED MANY CHANGES IN OUR TOWN. I HAVE WATCHED LEE STREET LINED WITH HISTORIC HOMES OF DEAR FRIENDS BECOME BURTON DRIVE LINED WITH MOSTLY NEW "CREATIONS" DESIGNED TO LURE TOURISTS IN DOORS AND OUT OF THEIR MONEY. I CAN'T SAY THAT I HAVE LIKED THE CHANGES TO LEE STREET BUT UNTIL NOW I HAVE REMAINED SILENT IN MY DISAPPROVAL.

MR. CLAY ACHEY'S PROPOSAL (PROJECT D-990152P) TO TEAR DOWN THE MAYFIELD/LYONS HOUSE AND REPLACE IT WITH A WAREHOUSE FOR HIS BICYCLE BUSINESS HAS PROVEN TO BE THE PROVERBIAL FINAL STRAW AND I CAN REMAIN SILENT NO LONGER. MR. ACHEY CLAIMED IN A LOCAL NEWSPAPER ARTICLE THAT HIS VERY LUCRATIVE BICYCLE BUSINESS IS BASED PRIMARILY ON SHIPPING BICYCLES OUT OF TOWN, OUT OF STATE AND OVERSEAS THROUGH INTERNET SALES. WHY DOES HE NEED A WAREHOUSE IN THE CENTER OF DOWNTOWN CAMBRIA? I FIND HIS PROPOSAL RIDICULOUS AND OUT OF PLACE.

PLEASE HANDLE WHAT IS LEFT OF HISTORIC CAMBRIA PRUDENTLY. I ASK THAT THIS PROJECT HAVE A MUCH NEEDED FULL REVIEW AND A PUBLIC HEARING BEFORE THE SAN LUIS OBISPO COUNTY PLANNING COMMISSION.

THANK YOU.

SINCERELY,

*Mrs Edwin R. Walter*

MRS. EDWIN R. WALTER  
7780 SANTA ROSA CREEK ROAD  
CAMBRIA, CALIFORNIA 93428

210  
97

6-199

August 17, 2000

To: Martha Needer  
Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

From: Patrick Milburn, Manager  
Rumpelstiltskin Book Gallery  
4070 Burton Drive #2  
Cambria, CA 93428

Re: Concern about the planning and zoning of Burton Drive/Center Street

We would like to be on record as requesting a planning review of the development of Burton Drive and Center Street in the Historic District of East Cambria.

Planning and business initiatives have created a charming and richly interesting retail area along Burton Drive.

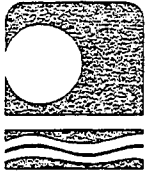
The mix of fine restaurants, gardens and creative shops and galleries is unique and deserves to be preserved and extended. We are particularly concerned with the proposed use of areas which could serve for more restaurants (as particularly to replace Ian's) and galleries as warehouses. Both Seekers and Moonstones have their warehouses at another site in the industrial park off Burton. We believe that planning should consider the potential of this area for an extension of the successful retail mix that has been successful in the old village rather than encouraging a drift toward lower diversity and creation of an industrial park area in the East Village.

We at Spellbinders (the previous Children's Bookshop at this location) and Rumpelstiltskin know from experience how essential to our business the restaurant at Robin's is for this area. A restaurant on Burton and Center showed its importance during the transition between Grey Fox and Robin's when the restaurant was not open for over two months with a significant effect on sales in the area. The mix of restaurants, gardens (Robins, Heart's Ease and Squibb House) and galleries is a successful planning design that deserves to be maintained and extended with more fine restaurants and creative shops.

We urge a review of the design initiatives for the East Village retail district.

6-199

6-200



*Moonstones*  
A GALLERY OF CONTEMPORARY CRAFTS

Ms. Martha Needer  
Planning and Building Department  
County Government Center  
San Luis Obispo, Ca. 93408

August 16, 2000

Dear Ms. Needer,

It was a pleasure talking to you on the phone last week. Thank you for informing me of the County meeting scheduled Friday August 18<sup>th</sup> in San Luis Obispo concerning the building plans of Cambria Bicycle Outfitters on Center Street in downtown Cambria. #D990152P

As I expressed to you in our conversation I oppose the zoning change and the plans to convert retail space to a predominance of warehouse and shipping space on the grounds that it is incongruent with the tone and character of the heart of the Cambria business district. The East Village of Cambria is the historical center and the aesthetic heart of our town. Locals and visitors alike enjoy the ambience and synergy created by the concentration of many small retail establishments and restaurants in this area.

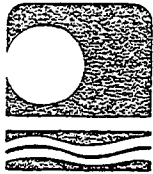
My wife Kathy and I have spent the past 20 years building our business on Burton Drive and along with many other small businesses in the area we have worked to promote this area as a destination for retail shopping. We too have need for warehouse and office space in the operation of Moonstones Gallery and we would love the convenience of having it adjacent to our retail location but we realize that that would change the character of the neighborhood and be self-defeating in the long term. We rent our warehouse and office space in an area that is zoned for such usage commonly known as the "Tin Village" on Village Lane two blocks from our retail location on Burton Drive. Having a warehouse separate from our retail location also helps to alleviate the considerable parking problems on Burton

GALLERY: 4070 Burton Drive ♦ Phone 805 927-3447

OFFICE / SHIPPING: 2531 Village Lane, Suite J ♦ Phone & FAX 805 927-4678  
Cambria, California 93428

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6-201



*Moonstones*

A GALLERY OF CONTEMPORARY CRAFTS

Drive and allows delivery trucks to stay out of the retail center of Cambria so they don't add to the congestion and downtown parking woes.

Most retail establishments on Burton Drive benefit a great deal from the synergy between them and the fine restaurants in the area. Mr. Akey has already purchased one restaurant adjacent to his location [Ian's] and turned it into a warehouse. Now I understand that the location Robin's restaurant is housed in is presently for sale. This location is also adjacent to Cambria Bicycle Outfitters. If Mr. Akey were to purchase this property as well then he could surely opt not to renew Robin's lease in the near future and then annex this location on Burton Drive for further warehouse space. This would be disastrous for the East Village and for the people who run small businesses there.

The businesses in the East Village have worked long and hard to develop this area as one of our counties finest retail venues. Our customers pay local and state taxes unlike most mail order and Internet warehouse type businesses.

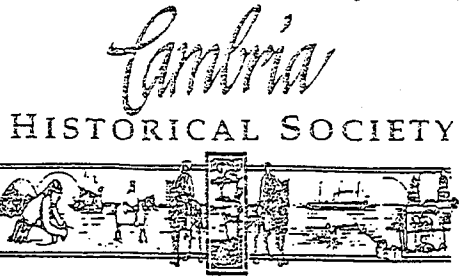
This plan to change zoning and expand warehousing in the East Village of Cambria drives a stake in the heart of our business community and thus should be reviewed carefully by the County Planning Commission.

Sincerely,

Robert Unger

Moonstones Gallery

6-202



RECEIVED  
JUL 24 2000  
S.L. [unclear]

Post Office Box 906 • Cambria, CA 93428

Mrs. Lauren Lajoie  
Department of Planning and Building  
County Government Center  
San Luis Obispo CA 93408

RE: C.B.O. Inc. Minor Use Permit, File No. D990152P

July 14, 2000

Dear Lauren;

The application for demolition of an existing building and construction of a 4,697 square-foot building at the corner of Center Street and West Street in Cambria appears to be an unsuitable use for a property bordering the historical area.

1. **This area is adjacent to the Cambria Historical District. Both the house on Center Street at 2150 and the former Ian's Restaurant site at 2164 include buildings of the pre-World War II vintage.** In spite of extensive remodeling, the existing building at 2164 Center Street may well be of historic value and require a more in-depth assessment. In addition, two adjacent properties on the North side of West Street appear to be late 19<sup>th</sup> Century vintage and have historical significance.
2. **While this area is zoned Commercial/Retail, the ultimate size of the construction/remodel is not harmonious with other properties in the area.** The intended use of the property includes a limited retail showroom, as well as a warehouse and shipping center. This raises concerns about consistency with other neighboring retail establishments. The proposal raises public parking concerns, and includes pick-up and delivery problems and pedestrian/traffic impacts that are in conflict with the ambience of the neighboring business community.
3. **The sole access to this property is from busy Burton Drive and is limited to Center Street, which is the narrowest street in East Village (with a 30-foot right-of-way).** Between Burton Drive and West Street, Center Street acts as a two-way street with two traffic lanes. One very narrow sidewalk on the South side of Center Street (site of the construction/remodel) provides the only pedestrian walkway from the major parking lot in the area. West Street on the western side of the project is a narrow street that dead-ends at the parking lot on the North and near Santa Rosa Creek on the South.



101

6-703

Cambria Historical Society  
Response to C.B.O. Inc. minor use permit request  
File No. D990152P

4. **Plans for the structure indicate four oversized doors facing the alley on the East side of the property.** Window openings shown on this exposure are indicated to be at second-story height. Location of the large doors on the alley side of the building indicates the area will be used for shipping and receiving activities. The limited width of this alley right-of-way, which is approximately 12 feet and dead ends at the Brambles parking lot, implies that access by other properties in the area will be seriously impacted when oversized vehicles are occupying loading space in this narrow alleyway.
5. **The Cambria Historical Society is opposed to this plan as it represents an intrusion and inconsistency to the attempt to create a historic district in Cambria's East Village area. Further, the size and scope of the project is not in keeping with the ambience of the East Village area of Cambria.**

We would like to request a hearing on this project.

Yours truly,

*Bob Penfield*  
RT

Bob Penfield  
President  
Cambria Historical Society

6-703  
10/2

6-704

2150 CENTER ST. CAMBRIA, CA

### HISTORY & CONTEXT

Built in 1931 by Milton Mayfield to house his nurse, to whom he later became engaged. Mayfield died before the wedding and the house was rented to a doctor. In 1937, the home was bought by newlyweds Wilfred and Hazel Lyons for \$2,000. The Lyons both worked for William Randolph Hearst. Hazel worked in housekeeping attending to the many well known guests of the era such as; Clarke Gable, Bing Crosby and Charlie Chaplin. Wilfred worked as a driver and transported Hearst's guests. He also did grounds work and manned the gatehouse to the castle entrance. These lifelong Cambrians are part of the historical connection that Cambria has to Hearst Castle. Wilfred, in his eighth decade, still lives in Cambria and is our living history book. Hazel is lovingly remembered and missed. To know the Lyons is to know the best of Cambria. They, like their home, represent a period of our history that is worth holding onto.

### ARCHITECTURE & MERIT

The house is a Craftsman Bungalow style that was popular from 1900 to 1930. The excerpt from McAlesters Guide To American Homes gives additional detail and indicates that "few were built after 1930". Of the homes that remain in the center of east village there are only three that were built between 1900 and 1935. Two are Craftsman Bungalow from the early 1930s (The Bike Shop & Fermentations). The third is Spanish Eclectic from the 1920s (Robin's). All are stucco finish which was common to the style and the Craftsman homes were built during the depression which influenced their economy of space and simplicity. As you walk from Burton Dr. to Center St., you can visually see how architecture changed over a fifty year period; from The Squibb House-1877 to Robin's-1920s to The Bike Shop-1930s. These former houses plus Ian's, all within the same block, are the neighborhoods connection to its residential past. Should it be torn down just because it's been deemed "too small" and be replaced by an oversized structure that is made to look old and has no history. Should we regard this as "progress"? These three house need to be included on the county's historical list.

### ENCOURAGE RESTORATION

It is possible to build a case to either demolish or restore any structure. "The glass is half full or half empty" The article from this month's Preservation News indicates that other communities in California are facing this same loss of historical identity. The houses that are being lost are the same style as The Bike Shop. If we didn't restore places because they "needed work" or "changes were made", none of the projects would have been done on Burton Dr. or Main St. that reflect a commitment on the part of individuals to preserve the history and identity of our community. It is critical that the county and the services district find ways to encourage and affirm preservation.

THE CAMBRIA HISTORICAL SOCIETY

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6-205

# IDENTIFYING FEATURES

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).

## PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

**FRONT-GABLED ROOF**—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one-story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

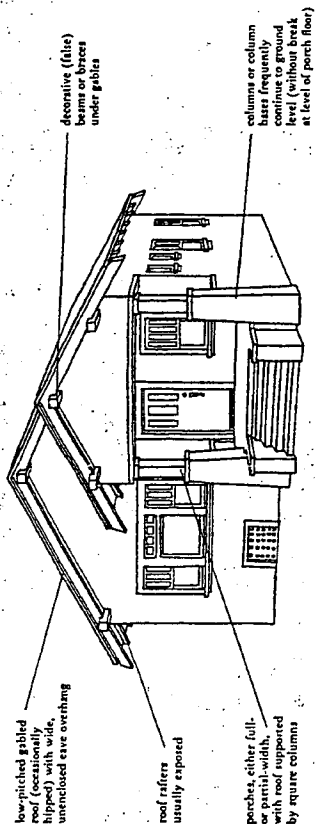
**CROSS-GABLED ROOF**—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

**SIDE-GABLED ROOF**—About one-third of Craftsman houses are of this subtype. Most are one-and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

**HIPPED ROOF**—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

## VARIANTS AND DETAILS

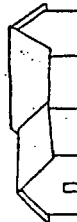
**PORCH ROOF SUPPORTS**—Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly



FRONT-GABLED ROOF  
page 456-7



CROSS-GABLED ROOF  
page 458-9



SIDE-GABLED ROOF  
pages 460-1



HIPPED ROOF  
page 461



## PRINCIPAL SUBTYPES

6-205

at ground level and extend without break to a level well above the porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Stone, clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination.

**ROOF-WALL JUNCTIONS**—Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; along horizontal edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes. Along the sloping, or rake, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

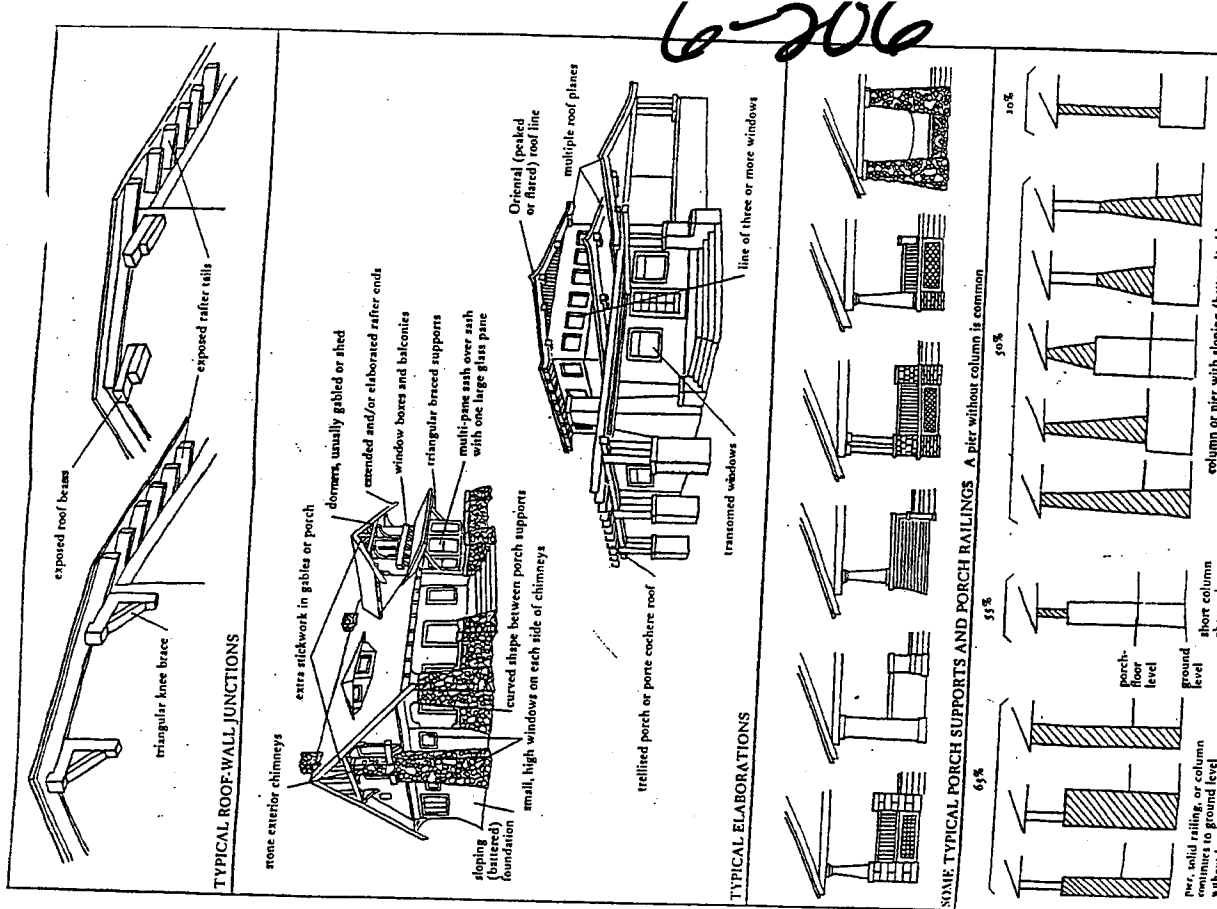
**OTHER DETAILS**—Craftsman doors and windows are similar to those used in vernacular Prairie houses (see page 442). Dormers are commonly gabled, with exposed rafter ends and braces such as are found at the main roof-wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and midwestern states. Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen.

## OCCURRENCE

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; few were built after 1930.

## COMMENTS

Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungalow style.



# TEARDOWNS OF THE Palo Alto

withholds the stick, tries the carrot to protect its vanishing houses. By Andria Strickley

PALO ALTO, CALIF.—Pia Graves cruises the streets here in her 1961 Volkswagen bug, pointing out the effects of a real estate frenzy that is transforming this cradle of the world's silicon economy. On block after block, in neighborhood after neighborhood, construction crews abound, tearing down older houses to make way for bigger, more ostentatious replacements.

"This does not look like Palo Alto," says Graves, a preservation activist and retired computer programmer, passing a giant patch of pink Spanish Renaissance stucco with white colonial pillars. Her image of this city is its narrow streets lined with sycamore trees and craftsman-style houses from the early 1900s.

She took it as insult when more than 60 houses, 34 of them built before 1940, fell in 1996. But Graves was particularly outraged by the demolition of a big blue Victorian house in her College Terrace neighborhood near Stanford University four years ago. Despite an effort joined by Graves to halt further destruction, 90 more fell in 1998. The city council responded in June 1999 by passing an ordinance that would have protected some 700 historic properties, but voters narrowly rejected the measure in a March 2000 referendum.

Now preservationists and city officials are turning to incentive-based voluntary regulations to slow the erosion of older neighborhoods. The people who are building monster houses are, in large part, those cashing in on Silicon Valley's raging new wealth. The question is how to create incentives that make an impression on this new class, the techno-riche.

Wedge between San Francisco and San Jose, this city of 59,000 is where William Hewlett and David Packard started

a company to build an electronic measuring device in a single-car garage on Addison Avenue in the 1930s. Today Palo Alto's small-town feel is one reason why the stars of Sun Microsystems, AltaVista, and the like go to almost any lengths to purchase residential property here, says Sunny Dykewell, a member of the Silicon Valley Association of Realtors. The median house price nears \$1 million; a 792-square-foot number sold recently for \$550,000. One of Dykewell's clients bought an \$800,000 house only to spend \$900,000 tearing it down and rebuilding. In this market, where land is much more valuable than the buildings on it, "I'm just not sure what incentives would even make sense," Graves says.

Craig Woods, a software marketer who led the opposition to the city's preservation ordinance, lives in a tiny 1924 cream-colored bungalow four blocks from the Hewlett-Packard garage. He and preservationists "have different assumptions about how serious the problem is," Woods says, contending that the number of historic houses torn down has been relatively small.

A plan Woods had to remodel his house was rejected because, he was told, it was being considered for placement on the city's register of historic places. Then, he says, he wasted thousands of dollars on new designs before his house was deemed not to be historic. That's when he decided historic preservation had gotten out of hand. Now he says the city should offer free help in understanding preservation guidelines and in designing appropriate changes for houses.

Ed Gawf, Palo Alto's planning director, shares at least some of Woods' faith in voluntary incentives. "There's always been consensus on the desirability of an active

historic preservation program," he says. But forcing restrictions on property owners can create problems. Gawf is working on a new ordinance based on incentives.

Gawf advocates, for instance, permitting owners of historic houses to build larger additions than the city normally allows as long as the design meets preservation guidelines. Maybe projects meeting guidelines could be approved without a public hearing. Fees that the city charges for building permits or to review design plans could be waived.

Karen Holman, president of Neighbors for Preservation, which fought to pass Palo Alto's ordinance, says such incentives are peanuts to buyers investing millions in property. "There's so much money here," she says. "Incentives in an even slightly more depressed area could make the difference."

One other incentive for the city to consider, says Gawf, would be to exempt work on historic buildings from codes that require modern upgrades—rewiring, for example.

Fresno relaxed its building codes as a component of a preservation ordinance enacted last year, and the approach is paying divi-

# TECHNO-RICHE

Carmel suffers an identity crisis as a playground for Silicon Valley. By Rasa Gustaitis

CARMEL, CALIF.—Last year, Jack and Lois Prentice sold their two-story house on the point and bought a 1923 board-and-batten cottage near the town's white-sand beach. The retired couple restored the cottage's redwood interior and whitewashed its exterior to achieve a comfortable fit. Simplicity is valued in this village within a forest by the sea, begun in 1902 as a community of free spirits just down the coast from Monterey. There are no parking meters or fast-food restaurants. Residential neighborhoods have no sidewalks, no house numbers, no streetlights, no home mail delivery.

The course the Prentices have taken, however, runs counter to the trend in this largely second-home community. "New people moving into Carmel want to build their dream house, but they often don't understand how hard we've worked to preserve the character of our village," says city council member Barbara Livingston. Newcomers, many of them from the deep-pocketed Silicon Valley, are paying \$700,000 to more than \$1 million for small houses on lots that typically measure 4,000 square feet. They often demolish the

Last December, after Friends of Carmel

eclectic cottages and replace them with ostentatious houses that loom over their neighbors and squeeze out the tall native pines, cypresses, and oaks.

"It's a cumulative thing: one house, then another, and pretty soon it's a different block," says Ralph Tober, a member of the city's historic preservation committee. "Sometimes we look at each other and wonder why we're meeting."

The one-square-mile city, with fewer than 3,000 residences, has only recently begun taking steps to establish a preservation program. Of 2,000 buildings constructed between 1900 and 1940, a 1996 survey listed 399 as significant or notable for their architecture or history. The survey also identified four historic districts, but the city has not designated any of them.

Neighboring Pacific Grove, with about 4,000 residences, has protected 25 percent of them under a preservation ordinance. None has been demolished since it was adopted in 1997, according to Dennis Boehlje, the city's community development director, nor is Pacific Grove besieged by demolition-permit applicants.



LEIGH LINDEN PACE

Andria Strickley is a freelance writer in Santa Barbara, Calif.

Handwritten signature or initials.

## Cambria tries to protect its vanishing houses.

Cultural Heritage brought a suit alleging that Carmel was ignoring the cumulative impact of demolitions, the council hired a consultant to review its preservation guidelines and ordinances. Meanwhile, a council-appointed committee has considered how future construction will change community character. The committee hopes to discourage uniformity with a recommendation that proposals for new construction or major remodeling be reviewed by the city's planners and forester in relation to their site, trees, and other features.

The five-member city council is expected to act on the committee's proposal this summer and on the consultant's recommendations before the end of the year. The council elections in April showed a chill toward preservation: Two of the three members who had voted against tearing down Periwinkle and Sea Urchin, cottages on Scenic Drive, were unseated, and the third, Livingston, barely retained the seat she had held for eight years.

And yet nobody speaks openly against preservation here. The debate is about property rights and their balance with community rights; people can disagree fiercely, perhaps even nastily. How that will play out will depend on whether advocates of the town's traditional qualities can persuade decision-makers to preserve them, and whether they can quell what one observer calls "the urge for monster houses."

Toward that end, the Carmel Cottage Society is offering information to anyone interested in restoring cottages. Enid Sales, director of the Carmel Preservation Foundation, has organized lectures about the arts and crafts movement and Carmel's place in it. To maximize what will be left for a new ordinance to protect, Sales, the Friends of Carmel Cultural Heritage, and other allies are fighting house by house, in city hall, and in the courts. Early this year, they won a temporary moratorium on tearing down houses built before 1950. It expired May 19.

Rasa Gustaitis is the editor of *California Coast & Ocean* in Oakland, Calif.



Cambria Bicycle Outfitters' proposed expansion vs. its current operation on Center Street, inset.

## Outfitters' success leads to bigger digs

By Kathe Tanner  
*The Cambrian*

**C**lay Akey of the rapidly growing Cambria Bicycle Outfitters wants to tear down a small pre-WWII-house at 2150 Center St. and put a 4,697-square-foot commercial building in its place.

Also, the firm would remodel the old Ian's restaurant building next door at 2164 Center St., making it more usable for storage for the present and adaptable to a bed-and-breakfast inn down the road, when CBO outgrows this setup.

The proposal may create Cambria-style disagreements among frequent compatitors — including between some environmentalists who ride bicycles and ardent preservationists — as the debate engenders unusual political-bedfellow alliances.

The county zoning administrator's office will rule on the project on Friday, Aug. 4, unless someone request a hearing on the issue in the meantime. Such a request must be done in writing by July 25, and interested parties should note that the zoning office needs an original copy of the document with a signature, rather than just a faxed copy. For details, contact Lauren Lejoie, county planner, or Steve McMasters, environmental specialist, at 781-5600.

The sides are already lining up.

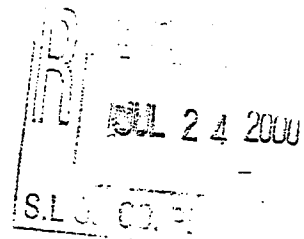
### Historians opposed

**R**epresentatives of the Cambria Historical Society (which is in the midst of trying to raise money to buy the 1880s-era Bianchini house and garden a block away from the CBO site) are opposed to the CBO plan.

According to Bob Penfield, CHS president, the substantial redo "appears to be an improper use for a property bordering the historical area of the town," because of the project's size and because access to the new commercial complex is via "the narrowest street in the El Village, with a 30-foot right-of-way." The area is zoned for a warehouse and shipping center, he said, adding that there are parking concerns, problems with pick-up and deliveries via a narrow alleyway, and other functions of a busy wholesale/retail business could cause additional congestion in an area that's already past its carrying capacity.

See Outfitters on Page 2

6-209



Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

The business district in the east village of Cambria is zoned Commercial Retail and consists of small shops and restaurants that serve visitors and members of the community.

A large warehouse for a corporation with a chain of stores is a stark contrast to the ambiance of our rural, tourist centered village.

The business states that it is 99% mail order/internet sales which means that few of its customers will actually be here to shop in other stores or eat in restaurants. Sales outside the state of California will not generate tax revenue for the county.

There needs to be a public hearing on this plan to further discuss the impact of this project on the east village.

Sincerely,

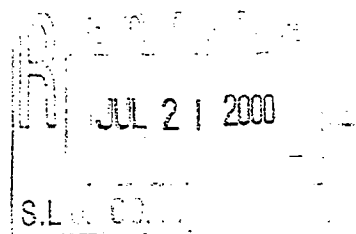
THE PLACE  
2336 MAIN ST  
CAMBRIA, CA 93428

Additional Comments:

CAMBRIA BICYCLE OUTFITTERS IS A GREAT BUSINESS & AN ASSET TO OUR TOWN, BUT I AM AGAINST THE BUILDING OF A LARGE COMMERCIAL BUILDING FOR STORAGE IN THAT LOCATION.

Handwritten initials and a date stamp reading JUL 24 2000.

6-210



Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

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Sincerely,

Patrick McBurn, Manager

Rumpelstiltskin Book Gallery

4070 Burton Drive

CAMBRIA, CA 93428

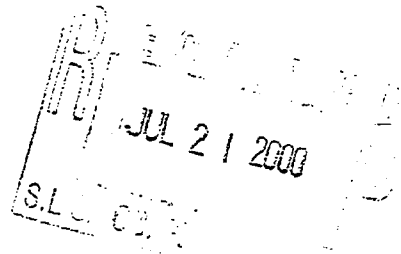
(805) 927-8179 FAX 927-2636

Additional Comments:

we are a cambria's Bookshop on  
Burton Drive.

109

6-211



Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

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There needs to be a public hearing on this plan to further discuss the impact of this project on the east village.

Sincerely,

Mike Cluff  
owner  
7-19-2000



MIKE CLUFF FINE ART  
P O BOX 157  
4090 BURTON DRIVE • UPPER LEVEL  
CAMBRIA, CA 93428

Additional Comments:

CS  
11E

6-212

Dr. & Mrs. Robert J. McNeil

July 21, 2000

JUL 24 2000  
S.L. 62.97

Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Attn: Lauren Lajoie  
Re: D990152P

It is our understanding that there is a proposal to demolish an existing historical home on Center Street in Cambria, and replace it with a commercial building which will be used as a warehouse for a local bicycle business.

In addition, other changes will be made to an adjoining building in connection with the expansion plans for this "shop" (which handles 99% of its business by mail order/internet).

We do not think that this is an appropriate location for this type of project.

A public hearing should be held regarding these changes to insure that the zoning laws are upheld and the essence of the Cambria business district is preserved.

Sincerely,

*Robert J. McNeil*  
Robert J. McNeil, M.D.

*Dolores K. McNeil*  
Dolores K. McNeil

*Cambria Pines Estates*  
*California*

h  
11



6-213

RECEIVED  
JUL 27 2000  
S.L. 67

Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

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There needs to be a public hearing on this plan to further discuss the impact of this project on the east village.

Sincerely,

Mary Jane Warren  
\_\_\_\_\_  
\_\_\_\_\_

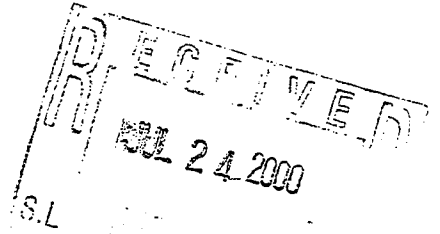
Additional Comments:

A mail order business will bring delivery trucks that will obstruct the small center street. This will obstruct the public parking lot and Restroom access.

Removing the 2 former houses to construct a large Warehouse is not in keeping with the rural atmosphere of the town of Cambria.

Please hold a public hearing on this matter.

6-214



Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

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Sincerely,

*Catherine Asper*

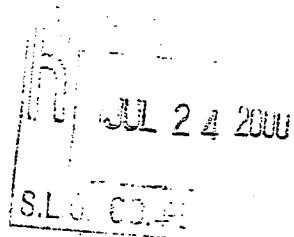
CATHERINE ASPER, MANAGER

18 CAMBRIA VILLAGE PHARMACY  
2306 MAIN ST.  
CAMBRIA CA 93428

Additional Comments:

CS  
113

6-215



Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

FILE # D990152P

Att: Lauren Lajoie  
Re: D990152P

The business district in the east village of Cambria is zoned Commercial Retail and consists of small shops and restaurants that serve visitors and members of the community.

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Sincerely,

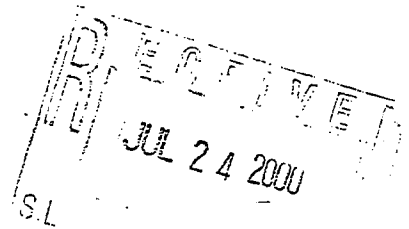
Pat Sutter  
Ball & SKEW & MORE  
4070 BURTON DR CAMBRIA

Additional Comments:

There needs to be a public hearing on this warehouse situation as the streets are too small for an operation of this type. Huge semi-trucks would not only block the streets but also block the only public parking area for East Village. Air quality would also be diminished.

114

6-216



Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

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There needs to be a public hearing on this plan to further discuss the impact of this project on the east village.

Sincerely,

Ms. Dane B. Coe

2485 Kerry Avenue

Cambria, CA., 93428

Additional Comments: I can't believe this is even being considered! A warehouse in our downtown area. And with this comes the trucks trying to maneuver on a tiny street not designed for this use. And with the trucks come the noise which will definitely affect the tourists... not to mention the impact it will have on the Squibb House and the people who are expecting peace and quiet when they stay there. There are lots of other places where a warehouse would be more appropriate!!!!

6-216



# THE SQUIBB HOUSE

4063 Burton Drive  
Cambria, CA 93428  
805-927-9600

6-217

JUL 24 2000  
SL

JULY 20, 2000

SAN LUIS OBISPO COUNTY  
PLANNING AND BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO, CA 93408

TO: LAUREN LAJOIE  
SUBJECT: D990152P

THE PROPOSED PROJECT RAISES ISSUES FOR OTHER NEIGHBORING BUSINESSES THAT ALSO USE THE NARROW ALLEY (SANTA ROSA LANE) EAST OF 2164 CENTER ST.

THE EXISTING HOUSE AT 2164 CENTER HAS APX. 5 DIAGONAL PARKING SPACES WEST OF THE ALLEY AND ALONG THE EAST SIDE OF THE HOUSE. THIS IS EASY, VISIBLE PARKING FOR THE BUSINESS.

THE PROPOSED BUILDING WOULD BE BUILT OVER THIS EXISTING PARKING AREA. (THE NORTH ELEVATION OF THE PLAN SHOWS A SET BACK OF ONLY TWO TO THREE FEET OFF THE ALLEY) THIS WOULD INCREASE THE PARKING PROBLEMS IN THE AREA.

I WAS REQUIRED TO PROVIDE PARKING FOR MY RETAIL AND BED & BREAKFAST AS PART OF MY MINOR USE PERMIT IN 1991. THERE WAS NO WAIVER OR EXEMPTION FOR ANY REASON AND IT INVOLVED CLOSE TO A YEARS TIME TO FIND A SATISFACTORY PARKING PLAN. THIS PARKING IS NEEDED FOR OVERNIGHT GUESTS WHO ARE LOADING AND UNLOADING LUGGAGE.

I EXPERIENCE CONTINUAL PROBLEMS WITH THE APPLICANTS CUSTOMERS AND EMPLOYEES PARKING IN MY GUEST PARKING. ON A FRIDAY EVENING A GUEST HAS JUST SPENT HOURS IN TRAFFIC COMING FROM L.A. AND CAN'T GET TO A PARKING SPACE BECAUSE THERE IS A PARTY AT C.B.O. AND SPACES ARE TAKEN AND THE ALLEY IS BLOCKED, THE GUEST IS ANGRY AT ME AND CAMBRIA. IT IS A BAD WAY TO START AND DEFEATS THE OBJECTIVE OF WHAT ALL THE OTHER BUSINESSES ARE HERE FOR --- TO SERVE VISITORS. TO BUILD OVER THE EXISTING PARKING WOULD ADD TO THESE PARKING PROBLEM.

THE PROPERTY AT 2164 CENTER IS A SEPARATE PARCEL. IF IT WERE LATER SOLD OFF SEPARATELY IT WOULD BE YET ANOTHER BUSINESS WITH NO PARKING AN NO SPACE TO PUT IT. THE PROJECT SHOULD BE REQUIRED TO RETAIN THE EXISTING PARKING.

THE EAST ELEVATION OF THE PLAN SHOWS FOUR OVERSIZED DELIVERY DOORS. THIS INDICATES THAT ALL SHIPPING AND RECEIVING WILL BE DONE FROM THE NARROW ALLEY. WHEN DELIVERY TRUCKS ARE PRESENT, THERE WILL BE NO ACCESS TO THE ALLEY FROM CENTER STREET.

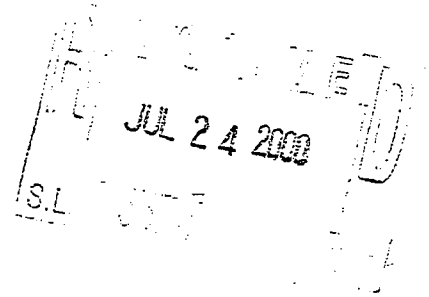
I REQUEST A PUBLIC HEARING BE HELD TO CONSIDER THE IMPACT OF THIS PROJECT.

BRUCE BLACK  
THE SQUIBB HOUSE

*Bruce Black*

*ch*

6-218



Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

The business district in the east village of Cambria is zoned Commercial Retail and consists of small shops and restaurants that serve visitors and members of the community.

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There needs to be a public hearing on this plan to further discuss the impact of this project on the east village.

Sincerely,

Archie Muen

Additional Comments:

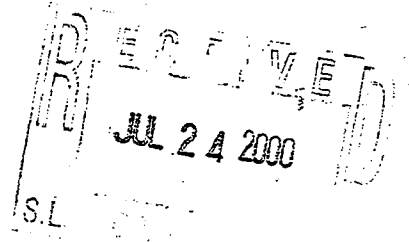
IT JUST DOESN'T FIT IN. HE  
SHOULD RELOCATE TO BIGGER TOWN.

6  
C  
M

6-719

July 20, 2000

Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408



Att: Lauren Lajoie  
Re: D990152P

The business district in the east village of Cambria is zoned Commercial Retail and consists of small shops and restaurants that serve visitors and members of the community.

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There needs to be a public hearing on this plan to further discuss the impact of this project on the east village.

Sincerely,

Henry J. Green  
5551 Oakhurst Dr.  
Cambria, CA 93428

Additional Comments:

As a resident of Cambria and one concerned that the ambience remain as "village" and not "corporate America", I would urge that a public hearing be arranged. The tax payers/residents of Cambria need a forum for discussing this proposal.

6-770

RECEIVED  
JUL 24 2000  
SL

Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

The business district in the east village of Cambria is zoned Commercial. Retail and consists of small shops and restaurants that serve visitors and members of the community.

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There needs to be a public hearing on this plan to further discuss the impact of this project on the east village.

Sincerely,

Carole Adams, Cambria  
\_\_\_\_\_  
\_\_\_\_\_

Additional Comments:

Please help us preserve our past.

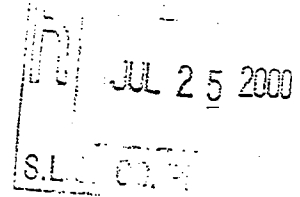
Thank you

\_\_\_\_\_

6  
119



6-221  
PO Box 1763  
Cambria, CA 93428  
July 25, 2000



San Luis Obispo County Planning and Building Department  
County Government Center  
San Luis Obispo, CA 93408

Attention: Lauren Lajoie, Planner

Dear Ms. Lajoie:

I have recently become aware of the plans for a large warehouse as a replacement for our small and delightful bike shop located in East Village. With this letter I wish to express my opposition to this project. This issue must be opened up for a public hearing.

As a full time Cambria resident for twelve years, and as a property owner in Cambria twenty-one years, I feel I know something about what gives our town it's unusual ambiance. Replacing vintage houses with large warehouses or a large warehouse will certainly be detrimental to our community. The development would be a negative for residents and tourists alike.

Please see that a public hearing is scheduled to discuss the effect of this proposed action.

Yours truly,

Bob McDonnell  
(371 Wedgewood Street, Cambria, CA)

6-221

6-222

RECEIVED  
JUL 25 2000  
S.L. CO.

Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

The business district in the east village of Cambria is zoned Commercial Retail and consists of small shops and restaurants that serve visitors and members of the community.

A large warehouse for a corporation with a chain of stores is a stark contrast to the ambiance of our rural, tourist centered village.

The business states that it is 99% mail order/internet sales which means that few of its customers will actually be here to shop in other stores or eat in restaurants. Sales outside the state of California will not generate tax revenue for the county.

There needs to be a public hearing on this plan to further discuss the impact of this project on the east village.

Sincerely,

Robin Covey

Robin Covey (Robin's Restaurant)

Additional Comments:

6-222  
12

6-223

RECEIVED  
JUL 24 2000  
S.L. CO. #

Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

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Re: D990152P

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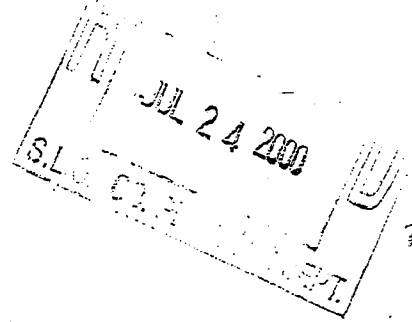
Sincerely,

Elvis B. Aguilar  
1250 Berkeley St  
Cambria, Ca 93428

Additional Comments:

122

6-224



Planning & Building Department  
County Government Center  
San Luis Obispo, CA 93408

Att: Lauren Lajoie  
Re: D990152P

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There needs to be a public hearing on this plan to further discuss the impact of this project on the east village.

Sincerely,

*Lauren Lajoie*  
*Bobt Lajoie*

MOONSTONES GALLERY

4070 BURTON DR.

CAMBRIA, CA. 93428

Additional Comments:

THE Buying of IAWS RESTAURANT AND TURNING IT  
INTO A WAREHOUSE HAS NOT HELPED BUSINESS IN THE  
EAST VILLAGE EITHER.

5  
C  
123

6-275  
Brambles Dinner House

August 1, 2000

Clay Akey  
Cambria Bicycle Outfitter  
2164 Center Street  
Cambria, CA 93428

Dear Mr. Akey:

This letter is intended to relate the details of our meeting regarding leasing parking spaces from me.

I will lease to CBO Inc. 5 spaces from my parking lot located at 4005 Burton Drive for CBO customers use during CBO's business hours. This lease is available for 1 year at \$150 per month. This lease can be renewed at the end of each year if needed.

If you have any questions I can be reached at 927-4716.

Sincerely,

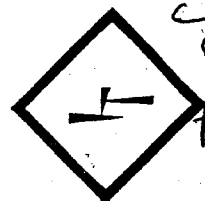


Nick Kaperonis  
Owner  
Brambles Dinner House

8.16.17

# Casa de Oro

FINE JEWELRY



Heather Trimble Metalsmith

This letter is in support of Clay Akey's Plans for a new structure to increase his office and storage space. His business provides multiple needs and perks for our community:  
1) Helps service and support the local bike riding community - a non-polluting form of transportation.  
2) Employs a very significant number of people living in the area.  
3) His business also brings in a great many people from outside our area, who eat, shop & stay in Cambria.

6-17-16

He will be replacing a structure which isn't old enough or significant enough to be considered a historic structure, certainly not in the same league as the Squibo or Branchini homes.

As for increasing traffic (commercial) around the shop, the only delivery vehicles that I have seen have been U.P.S. and Fed Ex trucks, which is just about every business owner uses, and is far less troublesome than the large ~~box~~ food trucks that deliver to the local restaurants.

The parking issue doesn't seem like a problem to me.

The proposed new structure is for storage and office space which shouldn't impact parking, but the area behind the bike shop and the large lot on West St. I have never seen full,

I also feel the building is beautiful and will blend well with the other structures in the neighborhood.


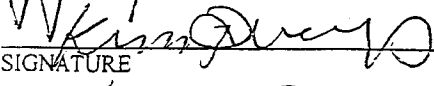
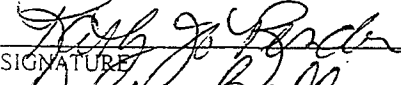
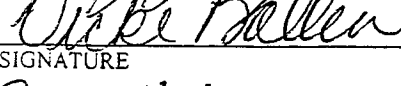
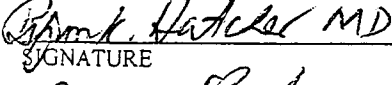
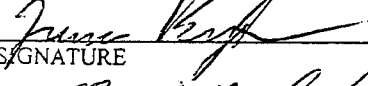
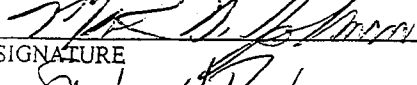
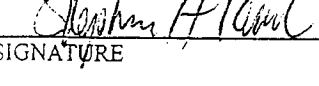
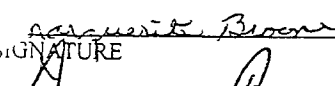
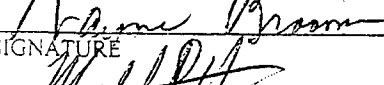
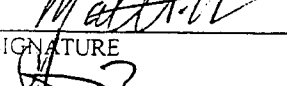
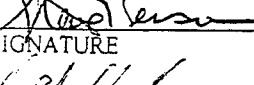
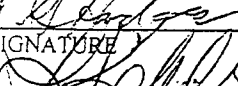
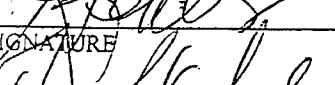
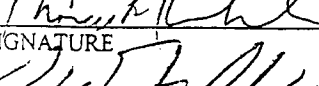
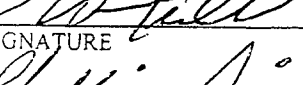
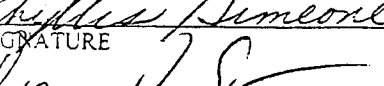

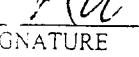
Heath Jumble

6-227

28

6-228

We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

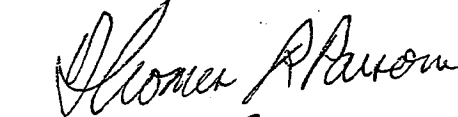

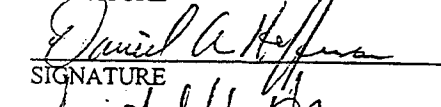
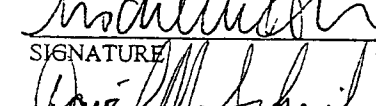
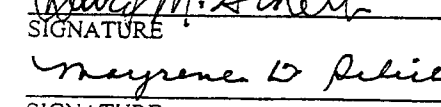
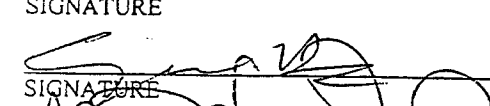
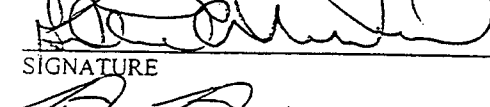
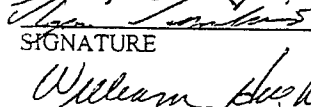
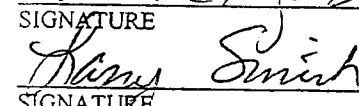
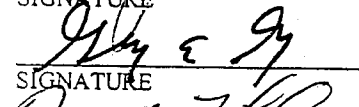
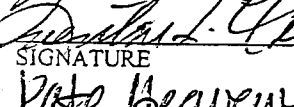
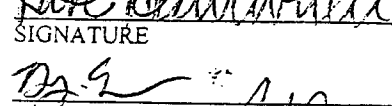
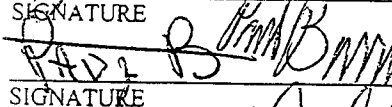
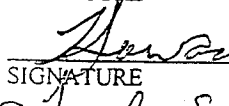
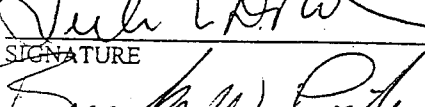
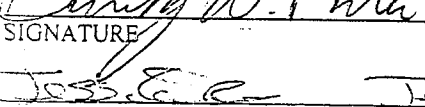
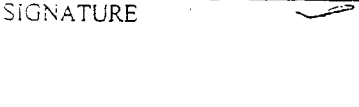

	JUDE BASILE	6404 Buckley Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	KIM DUNLAP	2005 PINNIS CT SLO 93401
SIGNATURE	PRINTED NAME	ADDRESS
	Kathy J. Pardon	1765 Cardiff Dr Cambria 93428
SIGNATURE	PRINTED NAME	ADDRESS
	VICKI Ballen	350 N. OCEAN CAMBRIDGE
SIGNATURE	PRINTED NAME	ADDRESS
	BYRON K. HATCHER MD	9550 San Marcos Rd. Atascadero
SIGNATURE	PRINTED NAME	ADDRESS
	Jerome Broome	120 Mustang, SLO, CA
SIGNATURE	PRINTED NAME	ADDRESS
	MART JOHNSON	14415 NANT AVE CAMBRIDGE
SIGNATURE	PRINTED NAME	ADDRESS
	STEPHANIE Bowles	3090 McLeod Way, CAMB
SIGNATURE	PRINTED NAME	ADDRESS
	Marguerite Broome	2515 Burton Dr Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	WAYNE Broome	2515 Burton Dr, Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Matt Potter	2414 LEONA
SIGNATURE	PRINTED NAME	ADDRESS
	STEVE BENSON	1995 NORWICH AVE, CAMBRIDGE
SIGNATURE	PRINTED NAME	ADDRESS
	Donald Hedges	5455 Oakhurst Drive Cambria, CA
SIGNATURE	PRINTED NAME	ADDRESS
	LAURIE KEHLER	RED MOUNTAIN RD. #16
SIGNATURE	PRINTED NAME	ADDRESS
	Thomas P. Kehler	41
SIGNATURE	PRINTED NAME	ADDRESS
	DONALD FULLER	6165 PORTOLA ATASCADERO
SIGNATURE	PRINTED NAME	ADDRESS
	PHYLLIS SIMEONE	2150 CENTER ST Cambria CA 93428
SIGNATURE	PRINTED NAME	ADDRESS
	DARRIN SCOTT	70 BOX 732 AVILA BEACH, CA 93424
SIGNATURE	PRINTED NAME	ADDRESS
	STEVE HAUSER	324 MAR VISTA Los Osos 93402
SIGNATURE	PRINTED NAME	ADDRESS

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6-229

We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

	Thomas P. Parsons	440 Drake, Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Daniel A. Hoffman	324 Mar Vista, Los Osos, CA
SIGNATURE	PRINTED NAME	ADDRESS
	Michelle Herrera	405 Pismo St, CA 93401
SIGNATURE	PRINTED NAME	ADDRESS
	DAVID M. SCHEIB	375 HUNTINGTON CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	MAYRENE D SCHEIB	375 Huntington Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	SERGEO ROSAS	1690 9th Street Los Osos 93402
SIGNATURE	PRINTED NAME	ADDRESS
	Gilbert Amiel	1690 9th St Los Osos 93402
SIGNATURE	PRINTED NAME	ADDRESS
	Ryan Probin	2444 Wilcox, Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	BILL HUGHES	434 Plymouth St - Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	LARRY SMITH	Box 450 - CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	GERALD E GRAY	2916 MARJORIE PL CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	QUENTIN L. CLARK	935 HARTFORD ST CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	Kate Heavenrich	PO Box 1007 Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Don Edmondson	3155 Theater Dr. #55
SIGNATURE	PRINTED NAME	ADDRESS
	PAUL BARRISH	5596 WINDSOR CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	Howard DeLee	1525 Langton Cambria Ca 93402
SIGNATURE	PRINTED NAME	ADDRESS
	Teela DePond	2120 Oxford Ave. 93428
SIGNATURE	PRINTED NAME	ADDRESS
	Brad Pike	325 Sequoia St. M. Bay 93402
SIGNATURE	PRINTED NAME	ADDRESS
	Jessica W. Ornelas	1215 DORSET Cambria
SIGNATURE	PRINTED NAME	ADDRESS

178

# 6-730

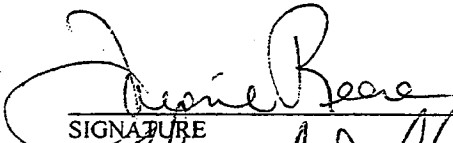
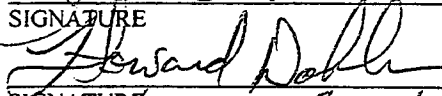
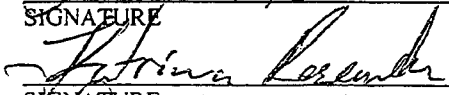
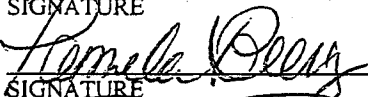



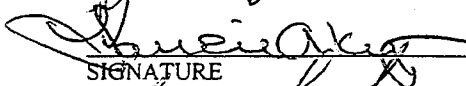
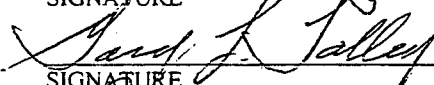
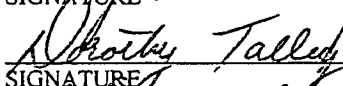

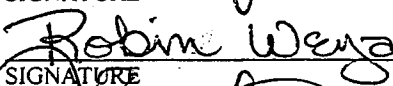
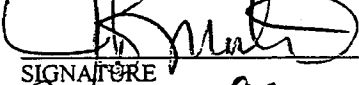

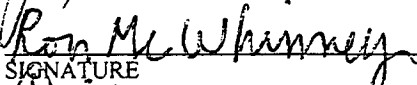

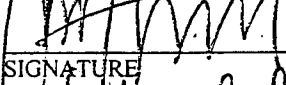
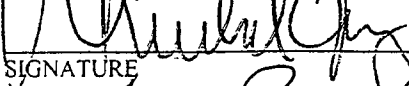
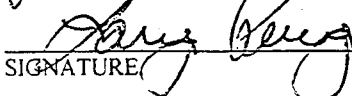
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SIGNATURE	Robert Lorentzen	PO Box 1832, Mendocino CA 95460
SIGNATURE	John Goss	#21 20th Cayucos 93430
SIGNATURE	Kate Parsons	#21, 20th Cayucos, 93430
SIGNATURE	Sharon Benham	3334 Tide Ave. Morro Bay 93442
SIGNATURE		
SIGNATURE		
SIGNATURE	FLOYD MEARE	1839 Auburn Ave S Seattle WA
SIGNATURE	D. LAFFERTY	1835 TWEED, CAMBRIA CAL.
SIGNATURE	A Puccinelli	830 Bryden St #114 SLO CA 93405
SIGNATURE	James Clark	116 Steiner St #1 SLO CA 93405
SIGNATURE	Mario Lujan	
SIGNATURE	Leilani Goff	PO Box 1065 Los Alamos CA 93440
SIGNATURE	Karl Zumwalt	2025 Skye St
SIGNATURE		
SIGNATURE	Jim Barboza	1757 7th Los Osos 93402
SIGNATURE	Brian Havener	1435 W. WALTON #2 CHICAGO IL 60622
SIGNATURE	GERARD GRAY	328 HUNTINGTON CAMBRIA, CA 93428
SIGNATURE	Katrina Dahlen	1825 Langton, CAMBRIA, CA 93428
SIGNATURE	Les Dagve	130 Haven McKinleyville CA 95519

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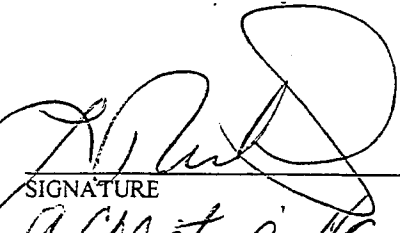
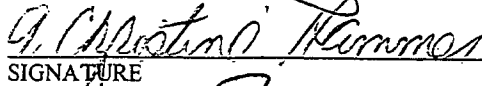
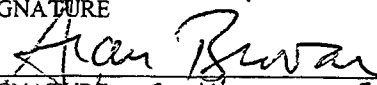
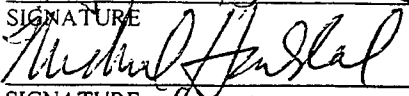
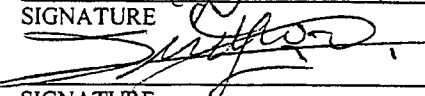
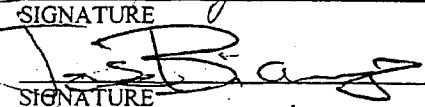
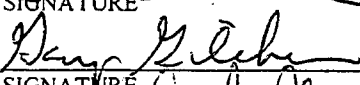
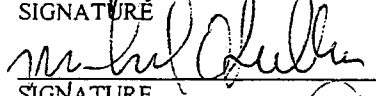
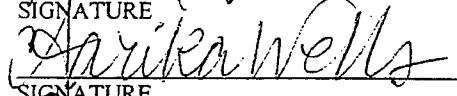

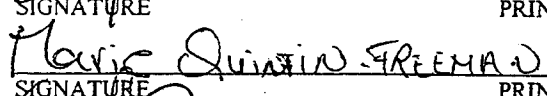
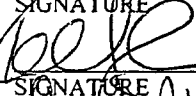
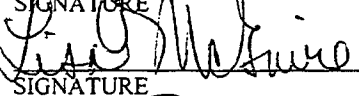
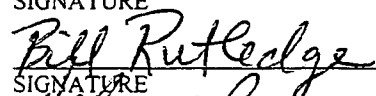
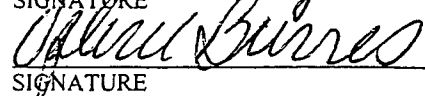
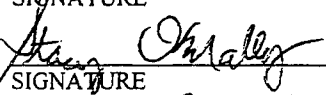
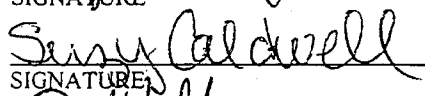
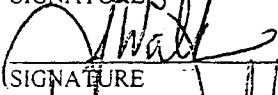
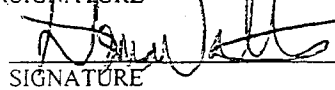
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We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

	Laurie Reese	1401 Hrdath Cambria
	Howard Diller	1825 Longton St
	Katrina Rosewehr	1855 Longton St
	PAMELA BEERY	2840 LEONA DR.
	Jonathan Drahm	670 Canterbury Lane
	BARBARA FISCALMI	4490 SANTA ROSA CK RD
	J. LORENZ	1270 MAIN ST CAMBRIA
	Laurie Akey	5400 Oakhurst Cambria
	GARY TALLEY	5350 HILLCREST DR. CAMBRIA
	DOROTHY TALLEY	5350 Hillcrest Dr. Cambria
	TIM MAYER	519 Casa Del Mar Dr. San Simeon
	ROBIN WEZA	P.O. Box 57 M.B.
	JOSEPH B. MARTIN	P.O. Box 572 Cambria 9342
	Ian Alexander	405 Dorset St CAMBRIA
	RON McWHINNEY	800 HILLCREST DR CAMBRIA 93421
	CHRIS SAVAGE	533 Pineda
	JAMES ISTEWES	8885 MARCHANT
	MICHAEL MAY	2385 Marjorie Place Cambria
	LARRY PERRY	9430 SANTA CLARA

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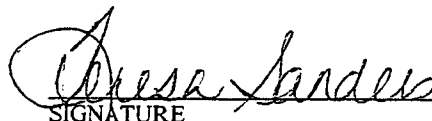
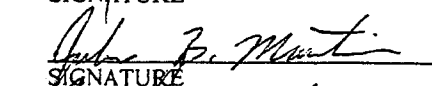

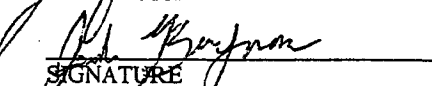

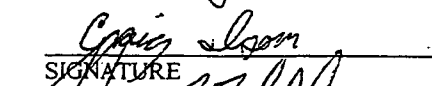


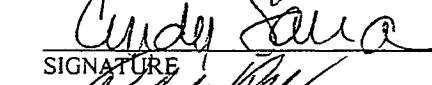
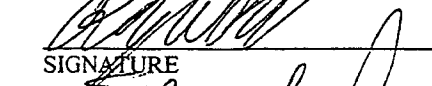
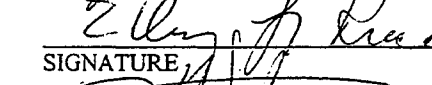
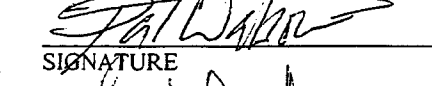
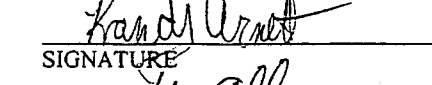
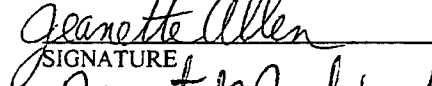
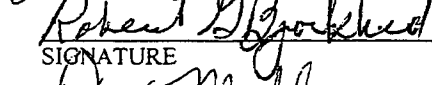
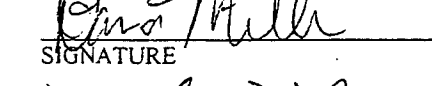
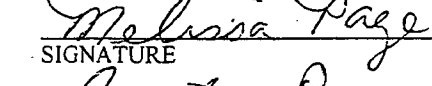
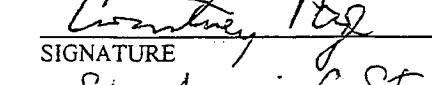
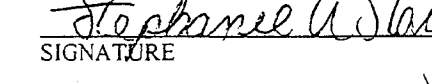
We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

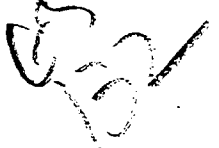
	L. Richards	1501 San Simon Creek Road
SIGNATURE	PRINTED NAME	ADDRESS
	A. CHRISTOF HAMMER	2051 CHESTER LN
SIGNATURE	PRINTED NAME	ADDRESS
	ALAN BRVAR	612 WARREN RD.
SIGNATURE	PRINTED NAME	ADDRESS
	Michael Haddock	1460 Main St. #7
SIGNATURE	PRINTED NAME	ADDRESS
	Isidro Villalva	2113 Green St
SIGNATURE	PRINTED NAME	ADDRESS
	JOSE Bibiano	1028 Burton circle
SIGNATURE	PRINTED NAME	ADDRESS
	GARY G. Lcher	1111 Kenneth Dr
SIGNATURE	PRINTED NAME	ADDRESS
	Michael O'Sullivan	2471 Banbury Rd Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Annika Wells	2775 Old Creamery Rd, HMCY
SIGNATURE	PRINTED NAME	ADDRESS
	Elly Canon	1859 Benson Ave Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Marie Quintin Freeman	5885 Sanbury - Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Kelly Cannon	1859 Benson Av Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Lisa McGuire	2526 Pierce Ave. CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	BILL RUTLEDGE	289 WESTMONT. SLO
SIGNATURE	PRINTED NAME	ADDRESS
	VALERIE BURRES	PO BOX 385 ANSLEYDA
SIGNATURE	PRINTED NAME	ADDRESS
	Stacy O'Malley	870 Suffolk St. Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Sozy Caldwell	3295 Shearer Cayucos CA
SIGNATURE	PRINTED NAME	ADDRESS
	JOHN WALKER	481 WHIDLEY WAY MODOBA CA 93442
SIGNATURE	PRINTED NAME	ADDRESS
	DONNA WALTERS	1405 17th St Los Osos CA 93402
SIGNATURE	PRINTED NAME	ADDRESS

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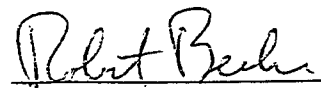
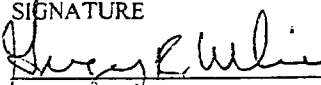

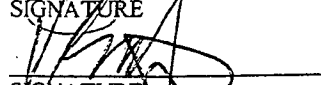
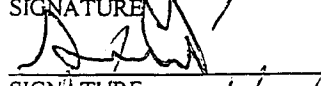
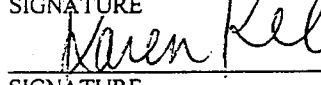
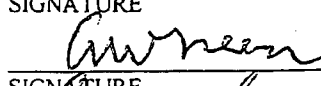
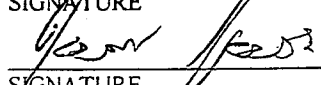
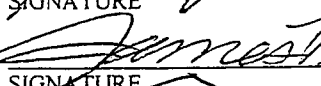
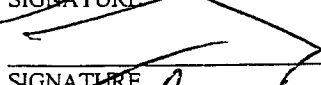
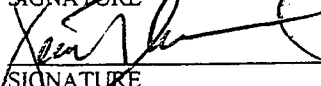
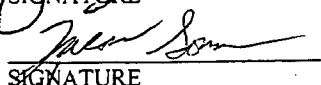
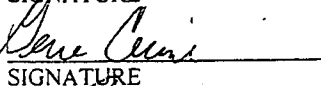
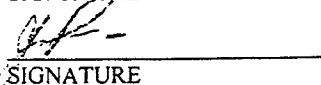


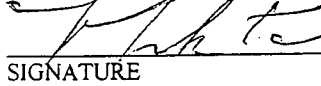
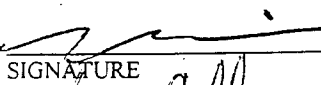

We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

	Teresa Sanders	345 Plymouth St.
SIGNATURE	PRINTED NAME	ADDRESS
	John B. Martin	1796 <del>Newhall</del> Newhall
SIGNATURE	PRINTED NAME	ADDRESS
	JENNIFER MATHIESON	2413 ALBAN PL.
SIGNATURE	PRINTED NAME	ADDRESS
	JOSH BERRYMAN	2413 ALBAN PL.
SIGNATURE	PRINTED NAME	ADDRESS
	ALLEN BARBER	P.O. Box 32 SLO, CA 93406
SIGNATURE	PRINTED NAME	ADDRESS
	Craig Tsom	2424 ALBAN Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	HAHEEL CHEAKOR	2871 BUCKINGHAM
SIGNATURE	PRINTED NAME	ADDRESS
	Barbara Nowlin	2422 Kerry Ave, Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	CINDY SASSAMAN	3343 <del>22220</del> Ramsey, Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Rocky W Fordyce	P.O. Box 437C Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	ELLEN L. PRICE	P.O. Box 411 Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Pat Watson	PO Box 23 HARMONY
SIGNATURE	PRINTED NAME	ADDRESS
	Randy Annett	P.O. Box 1272 Atascadero, CA 93423
SIGNATURE	PRINTED NAME	ADDRESS
	Jeanette Allen	310 Norfolk St.
SIGNATURE	PRINTED NAME	ADDRESS
	Robert Brookland	17450 WALNUT AVE FIVE CREEKS CA 9342
SIGNATURE	PRINTED NAME	ADDRESS
	4948 Fokausse Wy Dora Miller	
SIGNATURE	PRINTED NAME	ADDRESS
	Melissa Page	894 Murray Ave SLO 93401
SIGNATURE	PRINTED NAME	ADDRESS
	Courtney Page	PO Box 668 Cambria CA 9342
SIGNATURE	PRINTED NAME	ADDRESS
	Stephanie Stacy	PO Box 668 Cambria CA 9342
SIGNATURE	PRINTED NAME	ADDRESS



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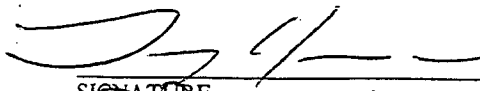
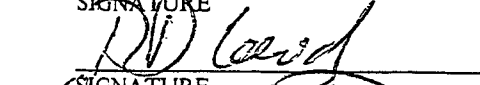
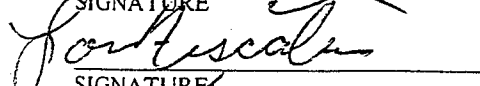
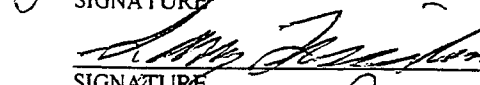
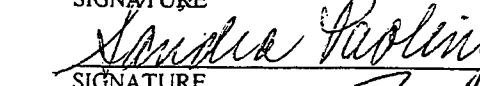
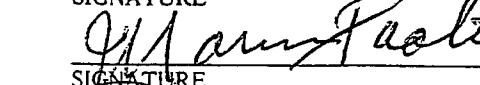
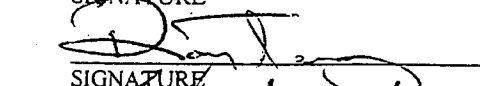
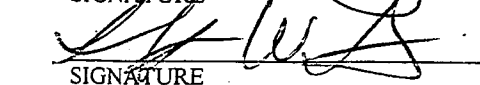
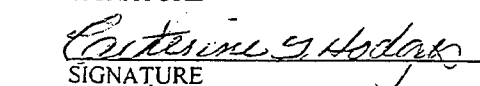
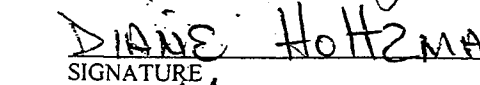
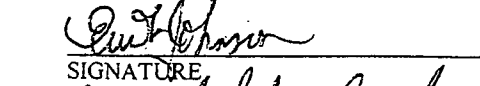
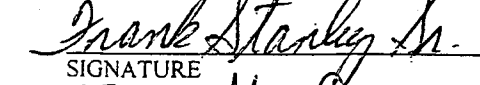
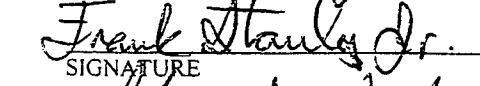
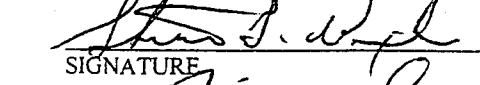
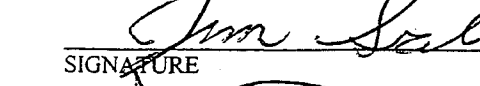

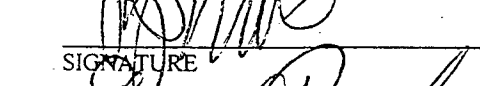
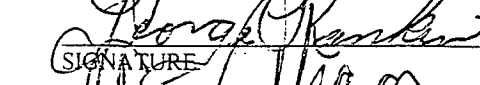

We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

	Robert Becker	3271 Tide Ave MB
SIGNATURE	PRINTED NAME	ADDRESS
	Gregory R. Wilson	5910 E 1 <sup>st</sup> Mile Dr. LA, CA 90042
SIGNATURE	PRINTED NAME	ADDRESS
	Steve Denham	473 Bernardo Ave, Morro Bay 93442
SIGNATURE	PRINTED NAME	ADDRESS
	VIC SMITH	1483 OXFORD AVE, CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	Steve Holland	15060 Aliso Viejo 92652
SIGNATURE	PRINTED NAME	ADDRESS
	Karen Kelly	21973 Redwood Rd. CA 94546
SIGNATURE	PRINTED NAME	ADDRESS
	A.W. GREEN	5051 OAKVIEW ST CAMBRIA CA
SIGNATURE	PRINTED NAME	ADDRESS
	Jordan Foss	3216 Rockview #B S.L.C. CA 93401
SIGNATURE	PRINTED NAME	ADDRESS
	Jim Aron	3056 Arden Dr Cambria CA 93428
SIGNATURE	PRINTED NAME	ADDRESS
	Solveig Magnus	749 Shannon Hill Dr PASO ROBLES, CA 93446
SIGNATURE	PRINTED NAME	ADDRESS
	JEAN THARALDSEN	PASO ROBLES, CA 93446
SIGNATURE	PRINTED NAME	ADDRESS
	JASON Sommers	585 Kent St, Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	GENE CERISE	1441 ASTOR, CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	JOE PIEDALUE	552 KINGS AVE, MORRO BAY 93442
SIGNATURE	PRINTED NAME	ADDRESS
	Chris Anderson	1267 Murray St SW CA 93405
SIGNATURE	PRINTED NAME	ADDRESS
	ART JAMES	PO Box 1577 CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	MARK Payblich	2747 Chancellor St SLO 93401
SIGNATURE	PRINTED NAME	ADDRESS
	NICOLE Macdonald	159 Steiner St #9, SLO, 93405
SIGNATURE	PRINTED NAME	ADDRESS
	John Colten	159 Steiner St. #9, SLO, 93405
SIGNATURE	PRINTED NAME	ADDRESS

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We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

	GARY A EMERSON	9540 Arroyo, SS
	BOB GOWDY	4825 San Simon Ct. Rd
	LOUIS FISCALI	4300 Green Oaks Rd
	LARRY FISCALI	6485 Santa Rosa Ca
	SANDRA PAOLINI	7950 SANTA ROSA CK RD
	MARVIN PAOLINI	421 - Jane Moore B.
	BOB LEROY	2793 CONGRESS ST Cambria
	STEVE WILSON	2128 Burton Dr. Cambria
	CATHERINE T. HODGES	5455 OAKHURST DR. CAMBRIA
	DIANE HOLTZMAN	Box 1299 Cambria CA 93428
	ERIC JOHNSON	589 MAIN ST CAMBRIA
	FRANK STANLEY SR.	1575 STUART ST.
	FRANK STANLEY JR.	1575 STUART ST.
	STEVEN WEXLER	335 CAMBRIA ST
	JIM SALA	1870 Newhall
	JENNIE THAWLEY	335 Dorset st Cambria
	RON COVERT	1053 Main St.
	GEORGE RANKIN	2570 NEWPORT AVE CAMBRIA
	CHRIS CHACO	PO Box 1522 CAMBRIA

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We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

*Lisa Marie Greenberg* SIGNATURE Lisa Marie Greenberg PRINTED NAME 1299 Warren Rd. ADDRESS

*Gilbert Randon* SIGNATURE GILBERT RANDON PRINTED NAME 1765 CARDIFF DR ADDRESS

*Robert Templeton* SIGNATURE Robert Templeton PRINTED NAME 1891 Ogden Dr ADDRESS

*Alexander David* SIGNATURE Alexander David PRINTED NAME 235 Ash St - Camb ADDRESS

*Jodi Templeton* SIGNATURE Jodi Templeton PRINTED NAME 1891 Ogden Dr ADDRESS

*Carolyn McCoy* SIGNATURE Carolyn McCoy PRINTED NAME 1920 B Londonderry Ln ADDRESS

*Daniel Garwood* SIGNATURE Daniel Garwood PRINTED NAME 6393 CHAIRING LN ADDRESS

*Phil Fournier* SIGNATURE Phil Fournier PRINTED NAME 2015 Cottrell Creek ADDRESS

*Liza Corona* SIGNATURE Liza Corona PRINTED NAME 2450 Ross Rd ADDRESS

*Tracy Sisler* SIGNATURE Tracy Sisler PRINTED NAME 460 Warwick St Cambria ADDRESS

*Melissa Duroz* SIGNATURE MELISSA DUROZ PRINTED NAME 3124 BURTON DR. ADDRESS

*Long Do* SIGNATURE Long Do PRINTED NAME 460 Warwick St. ADDRESS

*Ana Torres* SIGNATURE Ana Torres PRINTED NAME 1001 John St Apt A Paso Robles ADDRESS

*Briana French* SIGNATURE Briana French PRINTED NAME 4363 Bridge St., Cambria ADDRESS

*Daryl Renz* SIGNATURE Daryl Renz PRINTED NAME 1780 Benson Cambria, CA ADDRESS

*Toni Edwards* SIGNATURE Toni Edwards PRINTED NAME 9720 Alameda Ave ADDRESS

*Shannon Shumway* SIGNATURE Shannon Shumway PRINTED NAME 2496 Langton Cambria ADDRESS

*Nick Kaderonis* SIGNATURE Nick Kaderonis PRINTED NAME 4105 Burton (Brambles) ADDRESS

*Debbie Brontos* SIGNATURE Debbie Brontos PRINTED NAME 5560 Hillcrest Cambria ADDRESS

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We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

*Dean M. Hiteer* SIGNATURE Dean M. Hiteer PRINTED NAME 2420 MAIN ST. Cambria ADDRESS

*Wendy Allen Naylor* SIGNATURE WENDY ALLEN NAYLOR PRINTED NAME 3033 ARDATH DR. CAMBRIA ADDRESS

*Joan G. Hilen* SIGNATURE Joan G. Hilen PRINTED NAME 1226 Main St. Cambria ADDRESS

*Melissa Page* SIGNATURE Melissa Page PRINTED NAME PO Box 608, Cambria ADDRESS

*Courtney Page* SIGNATURE Courtney Page PRINTED NAME PO Box 608, Cambria ADDRESS

*George A. Leonard* SIGNATURE GEORGE A. LEONARD PRINTED NAME PO Box 4429 CARMEL 93921 ADDRESS

*Lennifer L. Lachowicz* SIGNATURE LOR LACHOWICZ PRINTED NAME PO Box 3707 PASO ROBLES ADDRESS

*Lori Lachowicz* SIGNATURE LORI LACHOWICZ PRINTED NAME 22107 Camolot Ct, Beverly Hills, Mi 48025 ADDRESS

*Jeanna Marler* SIGNATURE Jeanna Marler PRINTED NAME 750 Main St Cambria CA 93425 ADDRESS

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

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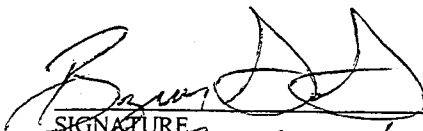

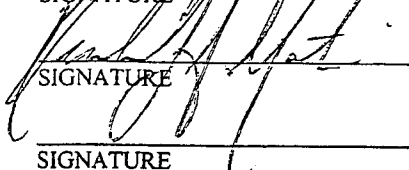
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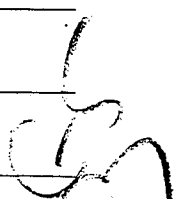
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We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian .

	Byron Gonzalez	459 Buena Vista Ave #212 Alameda, CA 94501
SIGNATURE	PRINTED NAME	ADDRESS
	Ian Hoffman	6464 Via Venado SLO, CA 93401
SIGNATURE	PRINTED NAME	ADDRESS
	Kim Martin	1581 Burton Dr Cambria
SIGNATURE	PRINTED NAME	ADDRESS
SIGNATURE	PRINTED NAME	ADDRESS
SIGNATURE	PRINTED NAME	ADDRESS
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SIGNATURE	PRINTED NAME	ADDRESS
SIGNATURE	PRINTED NAME	ADDRESS
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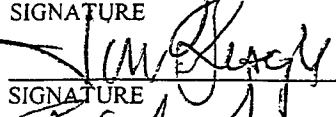
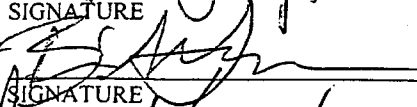

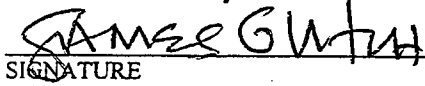
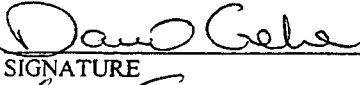

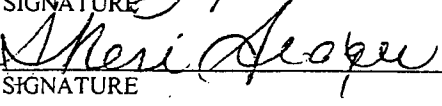
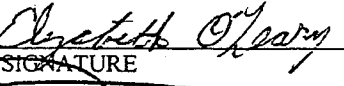
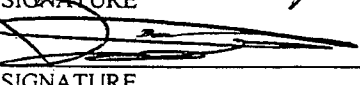
We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

SIGNATURE	PRINTED NAME	ADDRESS
	PAUL T. INABA	P.O. BOX 1037 CAMBRIA CA 93428
SIGNATURE	PRINTED NAME	ADDRESS
	Penelope Miller	P.O. Box 469 Cambria 93428
SIGNATURE	PRINTED NAME	ADDRESS
	Chris Nelson	PO Box 562
SIGNATURE	PRINTED NAME	ADDRESS
	P.S. HIGGINS	109 SANTA FE #10 SHELL BEACH CA 93411
SIGNATURE	PRINTED NAME	ADDRESS
	STUART NILL	2436 YORKSHIRE CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	Jorge Mendoza	2813 School House LN APT 13.
SIGNATURE	PRINTED NAME	ADDRESS
	A. Jorge Mendoza	2813 school House LN APT 13
SIGNATURE	PRINTED NAME	ADDRESS
	Aaron Martin	2496 Langton
SIGNATURE	PRINTED NAME	ADDRESS
	MICHAEL C. MORRIS	2351 LANGTON CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	Brad Camella	2351 B Langton Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Nolan Hughes	2005 B. W. St San Luis Obispo
SIGNATURE	PRINTED NAME	ADDRESS
	Jim Aaron	8349 Guitford & Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	ALAN FORREST	2413 NTH 7TH STREET GROVER BEACH CA 93433
SIGNATURE	PRINTED NAME	ADDRESS
SIGNATURE	PRINTED NAME	ADDRESS
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We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

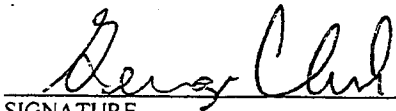
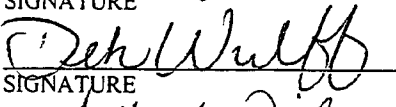

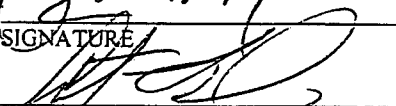
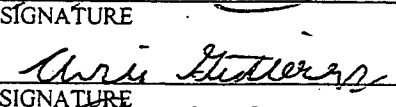
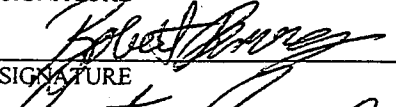

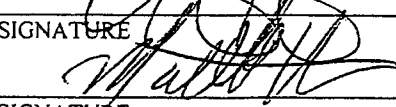
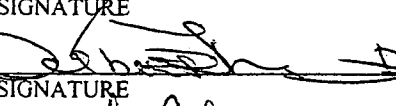
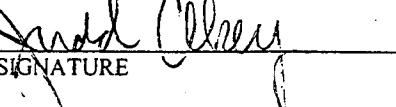

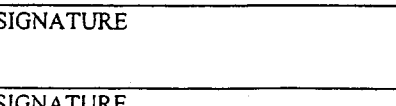
SIGNATURE	PRINTED NAME	ADDRESS
	RODMY BREWER	3181 WOOD DR #1
SIGNATURE	PRINTED NAME	ADDRESS
	JIM SEAGLE	2750 Ramsey, Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	B. GUSNER	2100 ELLEN, CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	J. KAMPSC Schroer	2976 BURTON, CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	JAMES GLITCH	400 WELINGTON CAMBRIA, PR.
SIGNATURE	PRINTED NAME	ADDRESS
	DAVID GERBER	3750 SANTA ROSA CR Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	ADAM SEAGLE	1350 Ramsey St. Cambria CA.
SIGNATURE	PRINTED NAME	ADDRESS
	Sheri Seagle	3350 Ramsey St., Cambria, CA
SIGNATURE	PRINTED NAME	ADDRESS
	ELIZABETH O'LEARY	P.O. Box 2 SAN SIMON
SIGNATURE	PRINTED NAME	ADDRESS
	RICH PARKER	1226 MAIN ST. 28 CAMBRIA

SIGNATURE	PRINTED NAME	ADDRESS
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We support the proposed new building of Cambria Bicycle Outfitter located at 2164 Center St and the proposed remodeling of 2150 Center St, in size and design as pictured in the July 13<sup>th</sup> issue of the Cambrian.

	George Clark	5299 Plymouth Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Debi Wulff	2825 Schoolhouse Ln #20 Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Sally I.S. DiMaggio	2315 Adams St. Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Ronald N. Moore	1540 Spencer St Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Curtis Leslie	P.O. Box 1766 Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Chris Gutierrez	1697 Benson Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Robert Burrows	Highway 1 Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	ANITA RAISOLA	1223 WARREN Rd CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
	Carl Taradash	1151 Hartford Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Matt Potter	2222 Loma Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	Delbert Thomas	3350 Dorset Cambria
SIGNATURE	PRINTED NAME	ADDRESS
	JUDD AKEY	P.O. BOX 897 CAMBRIA
SIGNATURE	PRINTED NAME	ADDRESS
SIGNATURE	PRINTED NAME	ADDRESS
SIGNATURE	PRINTED NAME	ADDRESS
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Thereafter, on motion of the Hearing Officer, this item is tentatively approved, based on Findings A through I, and subject to Conditions 1 through 9; with the addition of Condition 2b to read: "Final design shall ensure emergency access to all affected streets including addressing the need for access when roads are subject to closure due to flooding or other emergency situations", to be finalized in 14 days if no appeal is filed.

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C-5 Hearing to consider a proposal by C.B.O. INC for a Minor Use Permit/Coastal Development Permit to demolish an existing building and construct a 4,697 square foot commercial building (at 2150 Center Street), and remodel an existing commercial building (at 2164 Center Street), in the Commercial Retail Land Use Category. The property is located in the county at 2150 and 2164 Center Street, approximately 100 feet from Burton Drive, in East Village, in the community of Cambria.; APN: 013-262-001 and 002, in the North Coast Planning Area. County File Number: D990152P. Date application accepted: March 1, 2000. Supervisorial District 2.

**MINUTES:**

**HEARING OFFICER:**

**STAFF:** James Caruso, Martha Neder

**APPLICANT:** Clay Akey

**AGENT:** Rick Low

**OTHER:** Bruce Black, Cambria business owner  
Steven Nexler, former owner of C.B.O. Inc

Warren Hoag states this item was continued in order for the applicant to define for staff what areas would be used for retail shopping and mail offsite sales, to recalculate and identify the parking issues and allow persons with written concerns to attend this hearing.

James Caruso, staff, states this proposal is a mix of a mail order and retail use which is allowable in this commercial retail area; central business district concerns have been met including intense retail business which was verified through their website, parking requirements have been met, and conditions have been included to prohibit obstructing traffic for merchandise loading and unloading.

Bruce Black, Cambria business owner, states his business borders the back alley of the proposed project; he comments on letters submitted, and voices concerns if this business will attract tourists, parking, obstruction of alley way access, location of repairs and bike ride testing, and feels the project is not within the character of the small scale businesses in Cambria.

Clay Akey, applicant, states he has discussed concerns with Mr. Black and other business owners; he responds to the parking issues, access through the alley, locations of the bicycle repairs and test riding and their intent is to expand their retail space staying within the character of the businesses in Cambria and accommodating the concerns of the other business owners.

Thereafter, on motion of the Hearing Officer, this item is tentatively approved, based on Findings A through F, and subject to Conditions 1 through 16, with Condition 11c amended to read: "signs to inform truck drivers and customers that parking is prohibited at all times in the alley to the east side of 2164 Center Street", deleting Condition 13c and re-lettering, and amend Condition 13c to read: "prohibit delivery truck and customer parking at all times in the alley to the east side of 2164 Center Street", to be finalized in 14 days if no appeal is filed.

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FOR FURTHER INFORMATION, PLEASE CONTACT:  
DEPARTMENT OF PLANNING AND BUILDING  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO CA 93408  
(805) 781-5600  
M:\MUP\AUGUST\18Aug-00 mup min.wpd

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## Staff Report

San Luis Obispo County Department of Planning and Building

### Tentative Notice of Action

APPROVAL DATE: AUGUST 18, 2000  
LOCAL EFFECTIVE DATE: SEPTEMBER 1, 2000  
FINAL EFFECTIVE DATE: SEPTEMBER 18, 2000

TO: HEARING OFFICER  
FROM: JAMES CARUSO, SENIOR PLANNER  
SUBJECT: C.B.O., INC/ MINOR USE PERMIT/ COASTAL  
DEVELOPMENT PERMIT (D990152P)

#### SUMMARY

A request by C.B.O., Inc. to 1) demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street); and 2) remodel an existing commercial building (at 2150 Center Street). The parcels are each 5,000 square feet in size.

On August 4, 2000, the Zoning Administrator heard this project and continued the item to August 18, 2000 to allow the applicant time to provide a more detailed analysis of the amount of square footage dedicated to retail activities and the amount dedicated to mail order sales and to give community members a second opportunity to attend a hearing on this proposal.

#### RECOMMENDATION

Approve the minor use permit/ coastal development permit based on the findings listed in Exhibit A and conditions listed in Exhibit B.

#### DISCUSSION

The subject parcels are zoned Commercial Retail and designated Central Business District. Both General Merchandise Stores and Mail Order & Vending are principally permitted uses in the Commercial Retail land use designation. General Merchandise Stores are defined in the Coastal Zone Framework for Planning as retail trade establishments engaged in retail sales of many lines of new and used merchandise, including: sporting goods and equipment; bicycles and mopeds. Mail Order and Vending land use is defined as establishments primarily engaged in retail sale of products by catalog and mail order.

The Coastal Zone Framework for Planning outlines the purpose and character of Central Business Districts. In general, the purpose of Central Business Districts is "...to provide

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centralized locations for businesses offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs and to encourage pedestrian circulation for public convenience and mutual benefit.”

The character is defined as “...areas for retail businesses and services that supply a full range of community commercial needs and that are economically and physically compatible.” They are areas of intense retail commercial use in concentrated centralized locations serving as “drawing cards” for local and regional trade.

The proposed buildings have been designed for street pedestrian shopping by incorporating display windows on all sides that front Center Street and West Street. In addition, the proposed building at 2164 has been designed with multiple windows on the second floor and loading doors have been designed to reflect the character of Cambria’s East Village.

The proposed project includes both General Merchandise Stores and Mail Order and Vending uses. Table 1 breaks down proposed uses by square footage for Ian’s at 2150 Center St and C.B.O., Inc at 2164 Center St.

Table 1

Use	Square Footage	Percent of Project	Parking Spaces Required/ Square Foot	Required # of Parking Spaces
Mail Order (MO)	4544.41	46.40%	1000	4.54
General Merchandise (GM)				
Sales Area	3958.36		300	13.19
Storage/ Other	519.09		600	0.87
Total GM	4477.45	45.72%		14.06
Commercial Kitchen				
Active Prep Area	535.17		100	5.35
Storage Area	236.92		0	0
Total Kitchen	772.09	7.88%		5.35
Total for Project	9793.95			23.95

25 parking spaces for 2150 and 2164 Center Street are to be provided on a site on the west side of West Street (APN# 013-262-014).

Considering only the square footage of Mail Order vs square footage of General Merchandise for the proposed buildings, 50.37% is Mail Order and 49.63% is General Merchandise.

The applicant also owns two buildings on adjacent parcels that are part of the C.B.O., Inc

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business. Table 2 breaks down proposed uses by square footage for the four buildings owned by the applicant and gives the corresponding parking requirements. These buildings include

Ian's at 2150 Center St, C.B.O., Inc at 2164 Center St, Janulas Building at 4070 West St, and Ian's Annex on the west side of West St.

Table 2

Use	Square Footage	Percent MO vs. GM	Parking Spaces Required/ Square Foot	Required # of Parking Spaces
Mail Order (MO)	5300.85	40.26%	1000	5.30
General Merchandise (GM)				
Sales Area	3958.36		300	13.19
Storage/ Other	2319.09		600	3.87
Total GM	6277.45	47.67%		17.06
Commercial Kitchen				
Active Prep Area	535.17		100	5.35
Storage Area	236.92		0	0
Total Kitchen	772.09	5.86%		5.35
Residential Apt above Ian's Annex	817.27	6.21%	2	2.00
Total for Project	13167.66			29.71

In addition to the 25 parking spaces for 2150 and 2164 Center Street provided on APN# 013-262-014, 5 parking spaces are provided at 4070 West St (APN# 013-262-003).

Considering only the square footage of Mail Order vs square footage of General Merchandise for all four buildings, 45.78% is Mail Order and 54.22% is General Merchandise.

Currently, there is also office space at 2150 Center Street rented out to an architect. If this project is approved, the architect's office will no longer exist.

Testimony at the first hearing on August 4, 2000 indicated that C.B.O., Inc already has a strong retail presence in Cambria. The proposed project will allow the business to improve the retail capability of the operation and allow the company to centralize operations.

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## FINAL ACTION

This tentative decision will become final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10<sup>th</sup> working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local period after the administrative hearing.

### Findings: EXHIBIT A

- A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and is consistent with all of the General Plan policies.
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied to this particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- D. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because the proposed use will not conflict with the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Center Street, a local road constructed to a level able to handle any additional traffic associated with the project.
- F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to coastal waters and recreation areas.

Staff report prepared by Martha Neder  
and reviewed by James Caruso, Senior Planner

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**EXHIBIT B**  
**CONDITIONS OF APPROVAL -D990152P**

**Approved Development**

1. This approval authorizes the following:
  - a. demolition of an existing building and construction of a 4,697 square foot commercial building at 2164 Center Street
  - b. remodeling of an existing commercial building at 2150 Center Street
2. At least 46% of the total floor area of the buildings at 2150 and 2164 Center Street shall be of retail commercial nature and characterized as a General Merchandise Stores Use Group as defined in Table 'O' of the Coastal Zone Framework for Planning. The Mail Order and Vending component shall be strictly accessory to the retail use.
3. Any changes to the interior of any of these two structures (and/or properties) shall act to increase the square footage of retail use rather than warehouse and/or mail order floor space.

**Site Development**

4. Site development shall be consistent with the approved site plan, floor plans and elevations. **The maximum height of the project is 28 feet from average natural grade.**
5. **Prior to any site disturbance**, a licensed surveyor shall establish average natural grade (high and low corners staked) and set a reference (benchmark) point.
6. **Prior to framing inspection**, the applicant shall provide written verification to the building inspector certifying the building height, including the actual and allowable approved building heights. The certification shall be done by a licensed surveyor.

**Aesthetic**

7. **Prior to issuance of construction permits**, the applicant shall submit the color palette chosen for the building for review and approval by the County Department of Planning and Building.

**Cultural**

8. Immediately after demolition of the CBO building and before any new construction excavation, the cleared surface shall be examined by an archaeologist familiar with the area and an evaluation of the exposed soil and review of the potential for buried deposits shall be conducted. The applicant shall implement the recommendations of the archaeologist as required by the Environmental Coordinator.
9. In the event that historic or prehistoric resources are discovered, and artifacts are recovered, the recovered artifacts shall be analyzed and curated at a legitimate repository as required by the Environmental Coordinator.

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10. Prior to the final inspection, a report, prepared by the consulting archaeologist shall be submitted summarizing all monitoring activities, including evaluation and analysis of any discovered artifacts.

### Signage

11. **Prior to issuance of a construction permit**, the applicant shall prepare a comprehensive sign plan indicating the location and size of all proposed signs for review and approval of the Planning Department. The sign plan shall be in conformance with Table 1 and Section 23.04.310 of the CZLUO. Signs shall use wood or wood appearing materials. The sign plan shall include:
  - a. signs directing potential customers to the parking area on the west side of West Street.
  - b. signs in the truck loading/unloading area and the alley to the east side of 2164 Center Street showing hours of delivery
  - c. signs to inform truck drivers of the prohibition of trucks in the area designated in alley to the east side of 2164 Center Street.
12. **Prior to issuance of occupancy permits**, the applicant shall place appropriate signs in the truck loading/unloading area and the alley to the east side of 2164 Center Street showing hours of delivery and to inform truck drivers of truck access prohibitions, as well as signs to direct potential customers to the parking area on the west side of West Street.

### Delivery and Loading

13. **Prior to issuance of a construction permit**, the applicant shall prepare a comprehensive delivery and loading plan for review and approval of the Planning Department. The plan shall:
  - a. ensure that no public right of way or the Center Street parking lot is obstructed.
  - b. limit all loading and unloading activities to the off-site parking area on the west side of West Street (APN# 013-261-014) and the east side of West Street behind the proposed buildings (APN# 013-262-003)
  - c. prohibit all loading and unloading activities between 11:30 am and 1:30 pm.
  - d. prohibit delivery trucks at all times from the alley to the east side of 2164 Center Street.
  - e. limit merchandise movement in the alley to the east side of 2164 Center Street to transport by small, electric forklifts. Transport is prohibited between 11:30 am and 1:30 pm.
  - f. restrict vehicle parking and loading areas to the satisfaction of Cambria Fire Department.
14. At no time shall the public right of way or the Center Street parking lot be obstructed. All loading and unloading activities shall take place in the off-site parking area on the west side of West Street (APN# 013-261-014) and the east side of West Street behind the proposed buildings (APN# 013-262-003), located to the satisfaction of the Cambria Fire Department, and shall not occur between 11:30 am and 1:30 pm. Delivery trucks

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COUNTY OF SAN LUIS OBISPO  
NOTICE OF DETERMINATION AND  
NEGATIVE DECLARATION

For Official Use Only (sm)

ENVIRONMENTAL DETERMINATION NO. ED99-569

DATE: JUNE 9, 2000

PROJECT DESCRIPTION

**APPLICANT/ENTITLEMENT:** C.B.O., Inc. Minor Use Permit; D990152P

**PLANNING AREA:** North Coast, Cambria (Coastal Zone)

**LAND USE CATEGORY:** Commercial Retail

**LUE COMBINING DESIGNATIONS:** Central Business District; Coastal Special Community

**PARCEL SIZE:** 10,000 square feet

**TOTAL AREA OF DISTURBANCE:** Approximately 5,000 square feet

**LOCATION:** 2150 and 2164 Center Street, in the community of Cambria

**PROPOSED USES/INTENT:** A request for a coastal development permit to: 1) demolish an existing building and construct a 4,697-square-foot commercial building (at 2150 Center Street), and 2) remodel an existing commercial building (at 2164 Center Street)

**APPLICANT:** C.B.O., Inc.; Cambria, CA

ENVIRONMENTAL SETTING

**TOPOGRAPHY:**

Nearly level

**VEGETATION:**

Ornamentals

**SOIL TYPE:**

Salinas silty clay loam; Marimel silty clay loam

**SOIL CHARACTERISTICS:**

Not well drained; moderate erodibility; moderate shrink-swell potential

**GEOLOGIC HAZARDS:**

Moderately high landslide potential; negligible liquefaction potential

**FIRE HAZARD:**

Moderate

**WATER:**

To be provided by Cambria Community Services District

**SEWAGE DISPOSAL:**

To be provided by Cambria Community Services District

**EXISTING USES:**

Bike shop; commercial

**SURROUNDING USES:**

Commercial retail; public facilities

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 310, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On \_\_\_\_\_, 20\_\_\_\_, the San Luis Obispo County Board of Supervisors/Planning Commission/Staff, having considered the Environmental Coordinator's action, approved/denied this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.

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*SAN LUIS OBISPO COUNTY MINOR USE PERMIT HEARINGS*

**AGENDA**

August 4, 2000

County Planning and Building Conference Room, Room 317  
County Government Center  
San Luis Obispo, CA 93408

10:00 A. M.

This agenda maybe found on the internet at: <http://www.slonet.org/vv/ipcoplng> under Meeting Information and Agendas.

**NON-HEARING ITEMS: None**

These items have been scheduled for approval as non-hearing items. As outlined in CZLUO Section 23.02.033(b)(4)(i)(a) and (b), anyone requesting a hearing on a listed item must do so up to 10 days before this hearing. As no one has asked that the following items be pulled for public hearing, they are therefore deemed approved. If anyone is dissatisfied with this approval you have the right to appeal this decision to the Board of Supervisors up to 14 days after today's date, in writing, to the Planning Department. An appeal fee may be required if the appeal is non-coastal in nature, and must accompany the appeal form.

**HEARING ITEMS:**

- C-1:** Hearing to consider a proposal by C.B.O. INC for a Minor Use Permit/Coastal Development Permit to demolish an existing building and construct a 4,697 square foot commercial building (at 2150 Center Street), and remodel an existing commercial building (at 2164 Center Street), in the Commercial Retail Land Use Category. The property is located in the county at 2150 and 2164 Center Street, approximately 100 feet from Burton Drive, in East Village, in the community of Cambria.; APN: 013-262-001 and 002, in the North Coast Planning Area. County File Number: D990152P. Date application accepted: March 1, 2000. Supervisorial District 2.

**MINUTES:**

**HEARING OFFICER:** WARREN HOAG

**STAFF:** James Caruso/Steve McMasters/Martha Neder

**APPLICANT:** Clay Akey (Owner C.B.O.)

**AGENT/ARCHITECT:** Rick Low

**OTHER:** Judd Akey (VP/C.B.O.), Jeanna Marker (CFO/C.B.O.), Bill Jacobs (Customer/C.B.O.)

James Caruso, staff, describes the proposed project of C.B.O, a mail order bicycle business. He states two issues of concern; 1) is the historical status of the existing building, and 2) is a large mail order business in a commercial retail area in a central business district.

Rick Low, agent, requests a change to the staff report description from one large building to two separate buildings. He also states the parking calculations comply with the existing ordinance. Mr. Low comments on the building design, which will include a lot of windows for display; there will be a substantial amount of retail sales of bicycles and accessories.

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Warren Hoag notes for the record receiving letters, e-mail and phone calls from concerned residents. Mr. Hoag questions the use of both buildings, the amount of retail space to attract retail customer traffic, amount of mail order operation, parking and alley access, storage facilities, the total number of stores, and historic status of the existing building. He defines the zoning uses, states the neighbor's issues are important and the pending decision will set a precedence for other mail order businesses in this area.

Clay Akey, applicant, discusses the issues raised by Mr. Hoag and states the entire lot will be used for the retail and mailorder business. He states they hope to use the front part of the proposed building for showroom to attract foot traffic, estimating up to 3,000 square feet of showroom, upstairs will be an office and the existing kitchen will be left; the kitchen is used by a commercial baker with no walk in business. He adds they considered another area for storage, but nothing is available; loading will be done on the dead end street and not at the front of the store, loading should only block parking for ten minutes. Mr. Akey also notes there is leased parking available and attempts have been made not to impact neighboring businesses by moving parking and trash disposal. He states the new building will have the same height and square footage and will stay within the character of the existing Ian's building. Mr Akey comments about the intent of this project is to become more like their other four stores located in California, which have 3,000 to 5,000 square feet of retail space, with hopes of attracting more retail traffic, which will in turn encourage other people to patronize other local businesses in Cambria.

Bill Jacobs states he travels from San Francisco to view the products at C.B.O. Inc; he does not use the mail order service. He also states, while he is visiting, he patronizes other businesses in Cambria such as restaurants and motels.

Steve McMasters, staff, states the house is over 50 years old, but it does not meet the requirements under state law, to qualify as a historic building.

Warren Hoag states he recommends continuing this item in order to allow planners and applicant to determine the parking calculations, amount of retail business and work out the issues of mailorder/retail business in this area, including storefront plans. He adds, this will also allow planners time to respond to concerned residents, and allow the applicant time to work out any differences with the downtown merchants. Mr. Hoag recommends Mr. Akey contact the Chamber of Commerce for additional retail requirements for this area. He notes for the record, there is a letter of approval in the applicant's file from the North Coast Advisory Council.

Thereafter, on motion of the Hearing Officer, this item is continued to the August 18, 2000, at 10a.m.

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**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**DEPARTMENT OF PLANNING AND BUILDING  
COUNTY GOVERNMENT CENTER  
SAN LUIS OBISPO CA 93408  
(805) 781-5600**

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## Staff Report

San Luis Obispo County Department of Planning and Building

### Tentative Notice of Action

**APPROVAL DATE:** AUGUST 4, 2000

**LOCAL EFFECTIVE DATE:** AUGUST 18, 2000

**FINAL EFFECTIVE DATE:** SEPTEMBER 5, 2000

**TO:** HEARING OFFICER

**FROM:** LAUREN LAJOIE, ASSOCIATE PLANNER

**SUBJECT:** C.B.O., INC/ MINOR USE PERMIT/ COASTAL  
DEVELOPMENT PERMIT (D990152P)

#### SUMMARY

A request by C.B.O., Inc. to 1) demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street); and 2) remodel an existing commercial building (at 2150 Center Street) which will result in the disturbance of an approximate 5,000 square foot area on a 10,000 square foot parcel.

#### RECOMMENDATION

Approve the minor use permit/ coastal development permit based on the findings listed in Exhibit A and conditions listed in Exhibit B.

**LOCATION:** The proposed project is located at 2150 and 2164 Center Street in the community of Cambria, (APN# 013-262-001 & 002) North Coast Area Plan. Supervisorial District No. 2.

**ENVIRONMENTAL DETERMINATION:** During the Initial Study process several potential significant impact areas were identified. These included impacts to: traffic; public services; and aesthetic/cultural resources. The impacts that were identified were determined to be either insignificant, or were mitigated to a point of insignificance. For more detailed analysis refer to the Negative Declaration (ED99-569) issued on June 9, 2000.

#### RELATIONSHIP TO APPLICABLE LAND USE AND DEVELOPMENT POLICIES AND ORDINANCES

**Land Use Category/Combining Designations:** Commercial Retail/Coastal Special Community/Central Business District/Local Coastal Program/Site Using Off-Site Parking

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**PLANNING AREA STANDARDS: Commercial Retail: East and West Village. 2.**

**Application Content and Design Criteria.** a. Proposals for the renovation or remodeling of early 20<sup>th</sup> century buildings shall respect the original character of the structures. b. Detailed landscaping plans shall include provisions for siting parking behind structures where feasible and landscaping visible parking areas to minimize their appearance. c. Signs shall use wood or wood-appearing materials. d. Setbacks shall reflect the setbacks of structures within the block of the site proposed for development to allow for integrating new structures with the character of the residences or residences that have been converted to commercial use.

**Does the project conform to the Planning Area Standards: Yes**

**LAND USE ORDINANCE STANDARDS:**

*Section 23.04.170 - Off-Site Parking*

*Section 23.07.120 - Local Coastal Program Area*

*Section 23.07.104 - Archaeologically Sensitive Areas*

**Does the project conform to the Land Use Ordinance Standards: Yes**

**DISCUSSION**

The applicant proposes to 1) demolish an existing building and construct a 4,697 square foot commercial building (at 2164 Center Street); and 2) remodel an existing commercial building (at 2150 Center Street) which will result in the disturbance of an approximate 5,000 square foot area on a 10,000 square foot parcel. C.B.O., Inc. currently occupies a building at 2164 Center Street. The adjacent parcel, 2150 Center Street (formerly Ian's Restaurant), is proposed for remodeling and would be expanded onto the C.B.O. lot. One large (8,146 square feet) building would cover the two lots and would house the C.B.O. mail-order bicycle business. The remodel and new portions of building would follow the architectural style and height of the former Ian's Restaurant Building as seen in the attached photo-simulation.

Fifteen of the bicycle shop's employees live in Cambria and regularly ride bicycles to work. Because the company is anticipated to be predominantly a mail-order business, no additional car trips to the business are anticipated. It is not feasible to provide sufficient on-site parking. Therefore, 25 parking spaces for 2150 and 2164 Center Street are to be provided on a site on the west side of West Street (APN# 013-262-014).

**FINAL ACTION**

This tentative decision will become final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10<sup>th</sup> working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local period after the administrative hearing.

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C.B.O.  
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**Findings: EXHIBIT A**

- A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and is consistent with all of the General Plan policies.
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied to this particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- D. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because the proposed use will not conflict with the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Center Street, a local road constructed to a level able to handle any additional traffic associated with the project.
- F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to coastal waters and recreation areas.

Staff report prepared by Lauren Lajoie  
and reviewed by Pat Beck

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**EXHIBIT B**  
**CONDITIONS OF APPROVAL -D990152P**

**Approved Development**

1. This approval authorizes the following:
  - a. demolition of an existing building and construction of a 4,697 square foot commercial building at 2164 Center Street
  - b. remodeling of an existing commercial building at 2150 Center Street

**Site Development**

2. Site development shall be consistent with the approved site plan, floor plans and elevations. **The maximum height of the project is 28 feet from average natural grade.**
3. **Prior to any site disturbance**, a licensed surveyor shall establish average natural grade (high and low corners staked) and set a reference (benchmark) point.
4. **Prior to framing inspection**, the applicant shall provide written verification to the building inspector certifying the building height, including the actual and allowable approved building heights. The certification shall be done by a licensed surveyor.

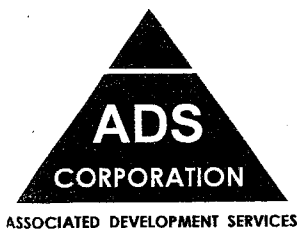
**Aesthetic**

5. **Prior to issuance of construction permits**, the applicant shall submit the color palette chosen for the building for review and approval by the County Department of Planning and Building.

**Cultural**

6. Immediately after demolition of the CBO building and before any new construction excavation, the cleared surface shall be examined by an archaeologist familiar with the area and an evaluation of the exposed soil and review of the potential for buried deposits shall be conducted. The applicant shall implement the recommendations of the archaeologist as required by the Environmental Coordinator.
  7. In the event that historic or prehistoric resources are discovered, and artifacts are recovered, the recovered artifacts shall be analyzed and curated at a legitimate repository as required by the Environmental Coordinator.
  8. Prior to the final inspection, a report, prepared by the consulting archaeologist shall be submitted summarizing all monitoring activities, including evaluation and analysis of any discovered artifacts.
- C.B.O.  
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August 5, 2205

County Government Center  
Department of Planning & Building  
San Luis Obispo, CA 93401  
Attn: Martha Needer

Re: Extension of Land Use Permit D990152

Dear Martha;

This letter is to request an extension of Land Use Permit D990152 for C.B.O., Inc.

If you have any questions please call me at 927-8138. I look forward to hearing from you soon and thank you in advance for your prompt attention to this matter.

788 ARLINGTON ST.  
P. O. BOX 1061  
CAMBRIA  
CALIFORNIA 93428  
TEL. 805-927-8138

Sincerely

Richard D. Low, Jr.  
Architect

CALIFORNIA  
CONTRACTORS  
LIC. NO. 705716

RICHARD LOW, JR.  
ARCHITECT  
C-24907

ARCHITECTS

PLANNERS

CONSTRUCTION MANAGERS

GENERAL CONTRACTORS

DEVELOPERS